

275 000 €

**For sale apartment**

**3 rooms**

**Surface : 54 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**

**Year of construction : 1985**

**Exposition : Sud**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : residential**

**Building condition : good**

**Features :**

cellar, double glazing, lift, air conditioning,  
electric shutters

2 bedroom

1 terrace

1 shower

1 WC

1 cellar

#### Legal information

275 000 €

Fees paid by the owner, well  
condominium(55 lots in the condominium),  
annual current expenses 2 160 €  
(180 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



#### Apartment 5100 Nice

NICE WEST SAINTE MARGUERITE 2/3 Rooms / excellent condition / South / Totally quiet. In the heart of the residential district of Caucade in Nice, succumb to the charm of this splendid 2/3 room apartment. With a surface area of 54 m<sup>2</sup> with a pleasant terrace of 10 m<sup>2</sup>, it offers a spacious living room of 30 m<sup>2</sup>, two bedrooms, one of which is 7 m<sup>2</sup>, a shower room and a toilet. The southern exposure promises optimal brightness throughout the day and a soothing view of the greenery in total calm. The open-plan kitchen is fully equipped for your comfort. The apartment also includes a cellar, reversible air conditioning and electric shutters. The interior condition of the apartment is excellent, ready to welcome you. An opportunity not to be missed! Possibility of additional underground parking: €20,000. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) This property is presented...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 940 and 1340 € (reference year 2024)  
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