

371 000 €

**For sale apartment**

**3 rooms**

**Surface : 62 m<sup>2</sup>**

**Surface of the living : 19 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Sud ouest**

**View : Mer panoramique Cap d'Antibes**

**Hot water : Collective**

**Inner condition : good**

**Standing : semi-luxury**

**Building condition : Ravalement fait**

**Features :**

Coffre fort, gated, double glazing, near school and amenities, Garage handicapé automatisé, Ascenseur façade ravalé, air conditioning, Piscine et jardin d'enfants, electric shutters, fermeture centralisé aluminium

2 bedroom

1 terrace

1 shower

1 WC

1 garage

1 cellar

**Legal information**

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Fees paid by the owner, well condominium(95 lots in the condominium), annual current expenses 2 340 € (195 € 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 4828 Nice

**NICE WEST CORNICHE FLOWER:** Secure and renovated residence, 3 rooms 63 m<sup>2</sup> with south-west terrace with panoramic sea view Cap d'Antibes, Air-conditioned living room, independent equipped kitchen (possibility of making an American kitchen) 2 bedrooms with storage cupboards, a shower room, a toilet, Excellent interior condition, centralized closing aluminum electric blind, Safe, A large disabled and automated garage with the possibility of fitting 2 standard cars the disabled garage is located in the residence next to the apartment you benefit from the swimming pool as well as the kindergarten and the collective parking lots of the Horizon 94 co-ownership

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 540 and 780 € (reference year 2021)  
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