

198 000 €

**For sale apartment**

**3 rooms**

**Surface : 59 m<sup>2</sup>**

**Surface of the living : 20 m<sup>2</sup>**

**Year of construction : 1975**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : to renovate**

**Standing : improved plan**

**Building condition : good**

**Features :**

cellar, gated

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

#### Informations légales

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Honoraires à la charge du vendeur, well condominium(85 lots in the condominium), annual current expenses 2 940 € (245 € par mois), aucune procédure en cours, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



### Apartment 4855 Nice

NICE WEST Henri Matisse 3-room apartment of 64m<sup>2</sup> on a high floor in a well-kept, quiet building close to transport and shops, facing south, this property offers a clear view, currently in a 2-room configuration for a double living room, all you need to do is put back a dividing wall, a bathroom, plenty of storage space, a large balcony. Requires renovation work. Sold with private outdoor parking and a cellar. Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr) This property is presented to you by the Cot'ouestimmobilier promenade agency on 04.92.09.77.20

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 630 and 900 € (reference year 2023)  
Document non contractuel - 28/04/2024

