

279 000 €

**For sale apartment**

**3 rooms**

**Surface : 62 m²**

**Surface of the living : 16 m²**

**Year of construction : 1980**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : semi-luxury**

**Building condition : good**

**Features :**

cellar, gated, double glazing, near school and amenities, lift, air conditioning, electric shutters, Garage

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

**Legal information**

279 000 €

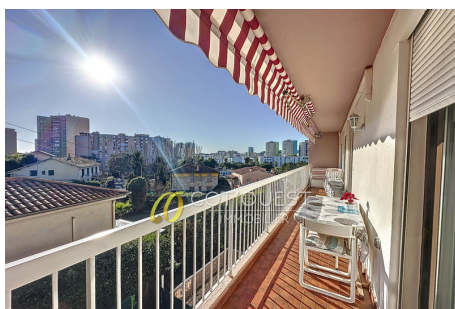
Fees paid by the owner, well condominium (40 lots in the condominium), annual current expenses 3 600 € (300 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 5048 Nice

**NICE WEST HENRI MATISSE 3 ROOMS / TOP FLOOR / SOUTH FACING / GARAGE / CELLAR** Discover this magnificent 3-room apartment located in the Henri Matisse district of Nice. Occupying the top floor of a 4-storey building, it offers a beautiful surface area of 60 m² with a 12 m² south-facing terrace and an unobstructed view. The 16 m² living room offers a beautiful living space. The apartment has 2 bedrooms, a bathroom, a separate fitted kitchen and 1 toilet. This property also comes with a cellar and a garage. Secure residence with elevator, air conditioning, double glazing and electric roller shutters complete its services. Easy access to schools and amenities. The interior condition is excellent, hot water and heating are collective. To discover quickly! This property is presented to you by the Cot'ouest immobilier promenade agency on 04 92 09 77 20

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1040 and 1450 € (reference year 2023)  
Document non contractuel - 30/04/2025



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