

284 000 €

For sale apartment

3 rooms

Surface : 62 m²

Surface of the living : 16 m²

Exposition : Sud

View : Citadine

Hot water : Collective

Inner condition : a refresh

Standing : improved plan

Building condition : good

Features :

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

2 bedroom

2 terraces

1 bathroom

1 WC

1 garage

2 cellars

Legal information

284 000 €

Fees paid by the owner, well condominium,
annual current expenses 3 336 €
(278 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr.



Apartment 5092 Nice

NICE WEST HENRI MATISSE NEAR TRAM/ TERRACE/ GARAGES/ 2 CELLARS

Located close to the TRAM, shops and schools, come and discover this charming 3-room apartment of just over 62 m² facing due south. On the penultimate floor of a small, secure and very well-maintained condominium, this apartment consists of a 23 m² living room with an equipped open-plan kitchen extending onto a large 12 m² balcony. On the night side, the large 13.5 m² bedroom also benefits from this exterior while the second benefits from a quiet terrace. A beautiful GARAGE and 2 CELLARS complete this property. Other services : Electric shutters and blinds, Double glazing, Collective charges (water, heating and gas),

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C
Estimated annual energy between 690 and 980 € (reference year 2023)
Document non contractuel - 15/05/2025



Cot'Ouest Immobilier - 203 avenue de la Californie - 06200 Nice

Tél. 04 92 09 77 20 - Fax. 04 93 28 82 41 - info@cotouest-immobilier.com

Carte professionnelle n°5704 T Préfecture des Alpes Maritimes - RCS NICE B 451 688 949

Code NAF 6831 Z - CGA IM montant de 120 000 € - 89, rue de la Boétie, 75008 Paris - Document non contractuel - *prix H.A.I.