



Tél. 04 92 09 77 20

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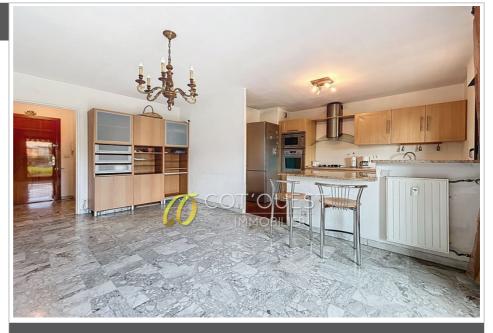


284 000 €

For sale apartment 3 rooms Surface : 62 m² Surface of the living : 16 m² Exposition : Sud View : Citadine Hot w ater : 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 - CGAIM montant de 120 000 € - 89, rue de la Boétie, 75008 Paris - Document non contractuel - *prix H.A.I.