

270 000 €

**For sale apartment**

**3 rooms**

**Surface : 65 m²**

**Surface of the living : 26 m²**

**Year of construction : 1989**

**Exposition : Est ouest**

**View : Aperçu mer**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Standing : improved plan**

**Building condition : good**

**Features :**

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

2 bedroom

1 terrace

1 shower

1 WC

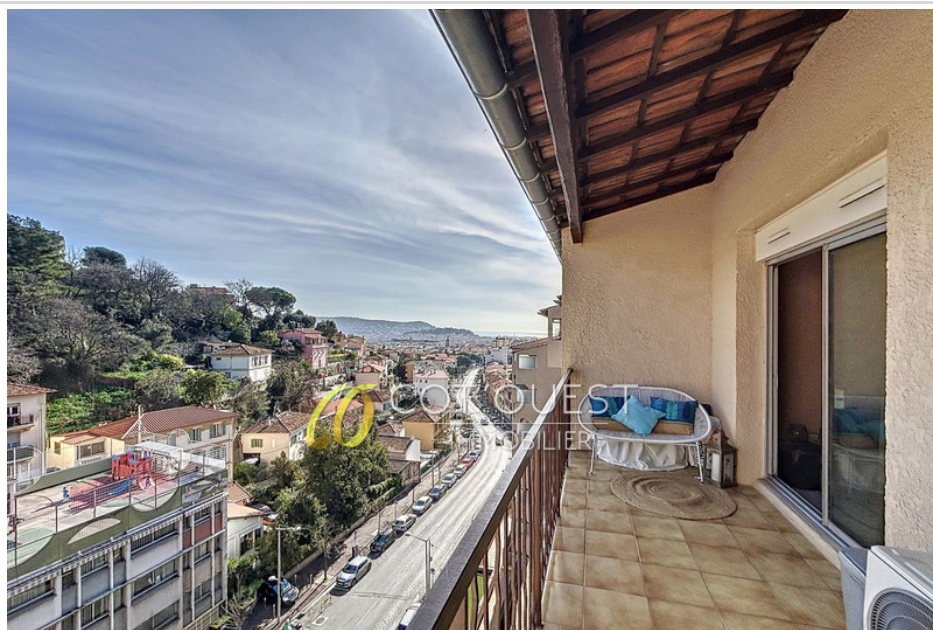
1 parking

1 cellar

**Legal information**

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Fees paid by the owner, well  
condominium(191 lots in the  
condominium), annual current expenses  
1 740 € (145 € 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 5073 Nice

NICE PESSICART Top floor / Sea view / Very good condition / Near Parc Impérial  
300 meters from the Imperial Park, ON THE TOP FLOOR of a secure and well-  
maintained residence, Cot'Ouest offers you this beautiful 3-room apartment of 67  
m² in excellent condition . On one side, a large living room with fitted US kitchen  
opening onto a terrace with city and sea view , on the other, the sleeping area in  
absolute calm is composed of two beautiful bedrooms with cupboards, a  
renovated shower room and a separate toilet. A parking space and a cellar are  
available for rent for €73/month. Close to shops, schools and transport, this  
apartment combines all the criteria generally sought.

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