

**319 000 €**

**For sale apartment**

**3 rooms**

**Surface : 60 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**

**Year of construction : 1992**

**Exposition : Ouest**

**View : Parc**

**Hot water : Individuelle gaz**

**Inner condition : good**

**Features :**

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

2 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar

**Informations légales**

319 000 €

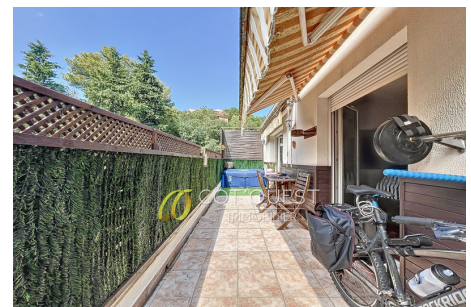
Honoraires à la charge du vendeur, well  
condominium, annual current expenses  
1 680 € (140 € par mois), aucune  
procédure en cours, information on the risks  
to which this property is exposed is  
available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 4795 Nice

**NICE WEST Sainte Marguerite 3 ROOMS / QUIET / TERRACE / NEAR TRAMWAY / PARKING / CELLAR** In a secure residence, the Cot'Ouest Napoléon III agency offers you, a stone's throw from the tramway, this pretty 3-room apartment of 60m<sup>2</sup> on the top floor, quiet and facing West. It consists of a 30m<sup>2</sup> living room with US kitchen opening onto a very beautiful 19m<sup>2</sup> terrace without any vis-à-vis, two bedrooms from which you will also reach the terrace, a walk-in shower room as well as an independent WC with washbasin. Lots of storage. This apartment is sold with private outdoor parking and a cellar. Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) This property is brought to you by the Cot'Ouest Immobilier Napoleon III Agency. Phone 04 92 29 12 91

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
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