

255 000 €

**For sale apartment**

**3 rooms**

**Surface : 55 m<sup>2</sup>**

**Surface of the living : 15 m<sup>2</sup>**

**Year of construction : 1965**

**Exposition : Est ouest**

**View : Dégagée**

**Hot water : Individuelle**

**Inner condition : a refresh**

**Standing : residential**

**Building condition : good**

**Features :**

cellar, near school and amenities, lift,

Garage

2 bedroom

2 terraces

1 shower

1 WC

1 garage

1 cellar

**Informations légales**

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Honoraires à la charge du vendeur, well condominium, annual current expenses 2 400 € (200 € 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 4905 Nice

**NICE WEST SAINTE MARGUERITE 3 ROOMS / BEFORE LAST FLOOR / OPEN VIEW / GARAGE / CELLAR.** Close to amenities, 3-room apartment of 55m<sup>2</sup> on a high floor, with open views, crossing east/west. Composed of a living room opening onto a terrace, separate fitted kitchen opening onto a terrace, two quiet bedrooms (one bedroom with balcony), shower room, separate toilet, garage with integrated cellar. Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr) This property is presented to you by the Cot'Ouest Immobilier Napoleon III Agency Tel 04 92 29 12 91

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