

**339 000 €**

**For sale apartment**

**3 rooms**

**Surface : 70 m²**

**Surface of the living : 24 m²**

**Year of construction : 2009**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Individuelle**

**Inner condition : good**

**Standing : residential**

**Features :**

gated, double glazing, near school and amenities, lift

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

#### Legal information

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Fees paid by the owner, well condominium (50 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



### Apartment 5061 Nice

**NICE WEST - Sainte-Marguerite 3 ROOMS / GARDEN LEVEL / GARAGE / CLOSE TO TRANSPORT AND SHOPS** The COT'OUEST Immobilier Napoléon III agency offers you this magnificent 3-room apartment located in a secure residence from 2009, this 70 m² garden level apartment has a terrace and a garden for a total surface area of 66 m², perfect for enjoying the sunny days. The apartment consists of a beautiful bright living room, a separate kitchen to be equipped, two bedrooms with built-in wardrobes, a shower room and a bathroom, as well as a separate toilet. A large garage meeting standards completes this property. Ideal location, close to shops and transport, also, a kindergarten is a few seconds walk away. Don't miss the opportunity to discover this apartment that will meet your needs in terms of comfort and practicality! Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) This property...

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