

297 000 €

**For sale apartment**

**3 rooms**

**Surface : 62 m²**

**Surface of the living : 18 m²**

**Year of construction : 2009**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Individuelle**

**Inner condition : good**

**Standing : residential**

**Features :**

gated, double glazing, near school and amenities, lift, electric shutters

2 bedroom

1 terrace

1 bathroom

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 5068 Nice

**NICE WEST - Sainte-Marguerite 3 ROOMS / TERRACE / GARAGE / CLOSE TO TRANSPORT AND SHOPS** The COT'OUEST Immobilier Napoléon III agency offers you this beautiful 3-room apartment located in a secure residence from 2009, this apartment of approximately 70 m² offers you a pleasant and comfortable living environment. Ideally located on the 2nd floor, it has a spacious 32 m² terrace facing southwest, perfect for enjoying the beautiful days. The apartment consists of a beautiful bright living room, with a kitchen to equip according to your wishes. You will also find two bedrooms with built-in wardrobes, a shower room and a bathroom, as well as a separate toilet. A large garage meeting PMR (people with reduced mobility) standards completes this property. Ideal location, close to shops and transport, also, a kindergarten is a few seconds walk away. Do not miss the opportunity to discover this apartment which will meet your needs in terms of comfort and...

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