

Tél. 04 92 09 77 20

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## 297 000 €

For sale apartment

3 rooms

Surface: 62 m<sup>2</sup>

Surface of the living: 18 m<sup>2</sup> 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



297 000 €

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,

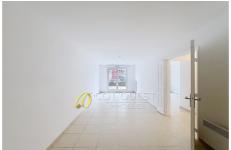


## Apartment 5068 Nice

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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