COT'OUEST immobilier
Agence Nice La Californie

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www.cotouest-immobilier.com
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FNAIM
MLS

349 000 €

For sale apartment

3 rooms

Surface : 67 m²

Surface of the living : 33 m²

Exposition : Sud

View : Jardin

Hot water : Individuelle

Inner condition : to renovate

Standing : residential

Features :

cellar, gated, double glazing, near school and amenities, caretaker, lift, air conditioning, pool, electric shutters

2 bedroom

2 terraces

1 shower

1 WC

1 garage

1 parking

1 cellar

Legal information

349 000 €

Fees paid by the owner, well condominium, annual current expenses 2 040 € (170 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr,

Apartment 5137 Sainte-Maxime

SAINTE-MAXIME EXCLUSIVE LISTING 3 ROOMS / GARDEN-LEVEL / SWIMMING POOL / TENNIS / GARAGE / PARKING / CELLAR Within the secure residence "Les Coteaux du Préconil," set in a dreamlike environment with a beautiful park, 2 swimming pools and 2 tennis courts, discover this 3-room apartment spanning 67m², featuring a garden-level on one side and a first floor on the other. On the south side, the living area of over 33m², combining lounge and kitchen, opens onto a terrace and a GARDEN of 42m². From the garden, you have direct access to the residence's stunning park. On the opposite side, the two bedrooms enjoy a large TERRACE measuring 16m² deep. RARE: A ground-level garage, a parking space, and a spacious cellar of 10m² complete this property. The air-conditioned apartment is fully in need of renovation. Monthly charges: €170 Information about the risks related to this property can be found on the Géorisques website: www.georisques.gouv.fr

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 1050 and 1460 € (reference year 2023)
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