

264 000 €

**For sale apartment**

**4 rooms**

**Surface : 69 m²**

**Surface of the living : 16 m²**

**Year of construction : 1960**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Building condition : good**

**Features :**

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

3 bedroom

1 terrace

1 shower

1 WC

1 cellar

#### Legal information

264 000 €

Fees paid by the owner, well  
condominium(130 lots in the  
condominium), annual current expenses  
2 220 €(185 € monthly), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



#### Apartment 5191 Nice

NICE WEST Caucade 4-Room Apartment / Cross-Ventilated / Good Condition / Close to Amenities and Transport / South Exposure / Terrace / Cellar Located in a secure residence near all conveniences (shops, schools, and bus stops), come discover this 4-room apartment on the 3rd floor of a building, in good condition, with southeast exposure. You'll appreciate the fully equipped separate kitchen, the living room opening onto a terrace with an unobstructed view and beautiful sunlight, the 3 spacious bedrooms, the practical bathroom, and the separate toilet, all in excellent condition. A cellar is also included. There is shared parking within the gated residence. This property is sure to charm you—don't hesitate to come see it! Information about the risks related to this property can be found on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) This property is presented to you by the Cot'ouest Immobilier Promenade agency at 04.92.09.77.20

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 800 and 1000 € (reference year 2025)  
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