

635 000 €

**For sale apartment**

**4 rooms**

**Surface : 89 m<sup>2</sup>**

**Surface of the living : 29 m<sup>2</sup>**

**Year of construction : 2017**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : good**

**Standing : residential**

**Building condition : new**

**Features :**

gated, double glazing, lift, air conditioning,  
electric shutters

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

**Legal information**

635 000 €

Fees paid by the owner, well  
condominium(11 lots in the condominium),  
annual current expenses 2 208 €  
(184 € 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 4793 Nice

NICE WEST FABRON / EXCLUSIVE / 4 rooms ground floor / open view / garage / close to amenities. The Cot'Ouest Immobilier Belles Terres agency offers you in a small residence of 2017, this magnificent 4-room apartment on the ground floor, facing south, south-west, in absolute calm. This apartment is composed of an entrance, a 30 m<sup>2</sup> living room-kitchen opening onto a large 20 m<sup>2</sup> terrace and a 90 m<sup>2</sup> garden, 3 bedrooms, a bathroom, a shower room and a separate toilet. This property is in very good condition. It is sold with a closed garage. Possibility of 2nd garage extra. This property is brought to you by the Cot'Ouest Immobilier Belles Terres agency. Tel: 04 84 79 07 70 Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 572 and 774 € (reference year 2023)  
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