

420 000 €

**For sale apartment**

**4 rooms**

**Surface : 86 m²**

**Surface of the living : 25 m²**

**Year of construction : 1984**

**Exposition : Sud**

**View : Aperçu mer**

**Hot water : Individuelle gaz**

**Inner condition : a refresh**

**Standing : residential**

**Building condition : good**

**Features :**

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

3 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

**Legal information**

420 000 €

Fees paid by the owner, well condominium,  
annual current expenses 2 196 €  
(183 € 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 5069 Nice

**NICE WEST - Fabron 4 ROOMS / SOUTH EXPOSURE / ABSOLUTE CALM / SEA VIEW / BEAUTIFUL TERRACE / PARKING / CELLAR** Located in a popular area of Nice, the COT'OUEST Immobilier Napoléon III agency offers you this 4-room apartment on the 2nd floor of a well-maintained, secure condominium. The apartment benefits from a beautiful southern exposure, guaranteeing optimal brightness throughout the day. You will enjoy a large terrace with sea view ideal for your moments of relaxation and conviviality. Composed of 4 spacious rooms, this apartment offers a functional layout and plenty of storage space. The renovation of the condominium was carried out 4 years ago. The property also includes underground parking and a cellar, providing additional storage space. Renovation work is to be expected Don't hesitate to come and visit it!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Document non contractuel - 30/04/2025



Cot'Ouest Immobilier - 203 avenue de la Californie - 06200 Nice  
Tél. 04 92 09 77 20 - Fax. 04 93 28 82 41 - [info@cotouest-immobilier.com](mailto:info@cotouest-immobilier.com)

Carte professionnelle n°5704 T Préfecture des Alpes Maritimes - RCS NICE B 451 688 949

Code NAF 6831 Z - CGA IM montant de 120 000 € - 89, rue de la Boétie, 75008 Paris - Document non contractuel - \*prix H.A.I.