



Tél. 04 92 09 77 20

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440 000 €

- For sale apartment 5 rooms Surface : 109 m² Surface of the living : 20 m² Year of construction : 1974 View : Citadine Hot w ater : Collective Inner condition : a refresh Standing : residential Building condition : good Features : cellar, gated, near school and amenities, lift, air conditioning
- 4 bedroom
- 1 bathroom
- 1 show er
- 1 WC
- 1 parking
- 2 cellars

Legal information 440 000 €

Fees paid by the owner, well condominium(250 lots in the condominium), annual current expenses 2 460 \in (205 \in monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr,



Apartment 5015 Nice

NICE WEST STE MARGUERITE In the heart of Avenue Ste Marguerite in a quiet and secure residence close to schools, shops and public transport, Cot'Ouest offers you this large family apartment of almost 110 m² composed of 4 bedrooms, 1 bathroom, and a shower room. The kitchen can easily open onto the living room, allowing you to enjoy a living space of over 35 m² extended by a terrace bathed in light. You have 2 cellars, private outdoor parking and collective spaces.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D Estimated annual energy between 1160 and 1590 € (reference year 2021) 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 Carte professionnelle n°5704 T Préfecture des Alpes Maritimes - RCS NICE B 451 688 949 Code NAF 6831 Z - CGAIM montant de 120 000 € - 89, rue de la Boétie, 75008 Paris - Document non contractuel - *prix H.A.I.