## 150 000 €

## Contact agency Cot'Ouest Immobilier

203 avenue de la californie 06200 Nice

04 92 09 77 20 / info@cotouest-immobilier.com

For sale apartment

2 rooms

Surface: 48 m²

Surface of the living: 16 m2 Year of construction: 1965

**Exposition**: Ouest View : Sans vis à vis Hot water: Collective Inner condition: a refresh **Building condition:** GOOD

Features: cellar, gated, lift

1 bedroom

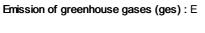
1 terrace

1 bathroom

1 WC

1 cellar

Energy class (dpe): E





## **Apartment 990 Nice**

NICE WEST La Madeleine district 2 Rooms / West Exposure / Balcony / Cellar Ideal investment or first purchase, beautiful 2 room apartment on the upper floor of 50 m<sup>2</sup>, 20m<sup>2</sup> living room with west-facing and quiet balcony, a large bedroom with storage area, a bathroom, an independent kitchen with balcony. Currently rented with tenant notice given until March 31, 2024. Provide refreshment. Information on the risks to which this property is exposed is available on the Géorisks website:

www.georisks.gouv.fr This property is presented to you by the Cot'ouestimmobilier promenade agency on 04.92.09.77.20

Fees and charges:

Annual current expenses 2 340 €

Well condominium

150 000 € fees included

Document non contractuel 20/05/2024 - Prix T.T.C



