

**239 000 €**

**Contact agency**

**Cot'Ouest Immobilier**

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**For sale apartment**

**2 rooms**

**Surface : 47 m²**

**Surface of the living : 20 m²**

**Year of construction : 1990**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : residential**

**Building condition : GOOD**

**Features :**

gated, double glazing, Proche école et commodités, lift

1 bedroom

1 terrace

1 bathroom

1 WC

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

02/07/2025 - Prix T.T.C



### Apartment 5099 Nice

NICE West - Napoleon III 2 rooms / Terrace / Very good condition / Quiet / Close to schools, shops & transport Come and discover this lovely one-bedroom apartment located in a small, luxury condominium, close to shops, schools (primary, secondary, high schools, IUT, GRETA), transport and a 10-minute walk from the tram and the sea! This apartment, in very good general condition, will seduce you in particular thanks to its small terrace bathed in sunshine and greenery! This property consists of an entrance hall leading to a large living room of almost 20m² opening onto the terrace, a separate kitchen in perfect condition, a bedroom with dressing room, a bathroom with WC and storage space. Very easy parking at any time. The charges are controlled (around €130/month), which will appeal to both investors and first-time buyers looking for a little cocoon. Information on the risks to which this property is exposed is available on the GéoRisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) This property is presented to you by the Cot'Ouest immobilier Napoléon III agency at 04.92.291.291

**Fees and charges :**

Annual current expenses 1 620 €

Well condominium

35 lots in the condominium 239 000 € fees included

