

## Price on request

**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 : 44 m²**

**Surface of the living : 16 m²**

**Year of construction : 1966**

**Exposition : Sud est**

**View : Aperçu mer**

**Hot water : Collective**

**Inner condition : GOOD**

**Standing : semi-luxury**

**Building condition : GOOD**

**Features :**

cellar, gated, Proche ecole et commodités,  
CARETAKER, lift, POOL

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel

06/02/2026 - Prix T.T.C



## Apartment 5193 Nice

NICE WEST - Napoléon III 2-room apartment / Terrace / sea view / parking / cellar / close to amenities Exclusive! Discover this beautiful two-room apartment located on the garden level of a secure residence with a concierge, swimming pool, and green spaces. The apartment enjoys plenty of natural light and features a large terrace from which you can admire the sea view. The property includes an entrance hall with storage, a separate kitchen, a spacious bedroom with a built-in closet, a bathroom with toilet, and a large living room opening onto the terrace. It comes with a private parking space and a cellar. A bus stop is right at the entrance of the residence, and all amenities are within immediate reach. The Promenade des Anglais is a 5-minute drive or a 20-minute walk away. Perfect for first-time buyers or as a pied-à-terre. Information about the risks this property may be exposed to is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) This property is presented to you by the agency COT'UEST Immobilier Napoléon III at 04.92.29.12.91

**Fees and charges :**

Annual current expenses 2 525 €

Well condominium

