

## Price on request

Contact agency

**Cot'Ouest Immobilier**

203 avenue de la californie

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**For sale apartment**

**2 rooms**

**Surface : 45 m²**

**Surface of the living : 16 m²**

**Year of construction : 1979**

**Exposition : Nord est**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : a refresh**

**Standing : improved plan**

**Features :**

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

1 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

03/08/2025 - Prix T.T.C



## Apartment Nice

NICE - Acropolis / Pasteur 2 rooms / Terrace / Green view / Close to amenities / Parking / Cellar Don't miss out! This one-bedroom apartment is located on the 7th and second-to-last floor, featuring a lovely terrace with an open view of the greenery and surrounding hills! The residence is secure and close to all conveniences. The property includes an entrance hall, a living room opening onto a terrace, an independent kitchen (open plan possible), a bedroom, a bathroom, and a separate toilet. It is sold with a cellar. An underground private parking space is available for an additional cost. Charges are approximately €110/month plus utilities (all collective). Expect around €220/month including heating, hot and cold water, as well as cooking gas. Information about risks related to this property is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) This property is presented by the Cot'Ouest Immobilier Napoléon III agency at 04.92.291.291

Fees and charges :

Annual current expenses 2 640 €

Well condominium

465 lots in the condominium

