

**275 000 €**

**Contact agency**

**Cot'Ouest Immobilier**

203 avenue de la californie

06200 Nice

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

**For sale apartment**

**3 rooms**

**Surface : 54 m²**

**Surface of the living : 30 m²**

**Year of construction : 1985**

**Exposition : Sud**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : residential**

**Building condition : GOOD**

**Features :**

cellar, double glazing, lift, AIR  
CONDITIONING, electric shutters

2 bedroom

1 terrace

1 shower

1 WC

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

03/07/2025 - Prix T.T.C



### Apartment 5100 Nice

NICE WEST SAINTE MARGUERITE 2/3 Rooms / excellent condition / South / Totally quiet. In the heart of the residential district of Caucade in Nice, succumb to the charm of this splendid 2/3 room apartment. With a surface area of 54 m² with a pleasant terrace of 10 m², it offers a spacious living room of 30 m², two bedrooms, one of which is 7 m², a shower room and a toilet. The southern exposure promises optimal brightness throughout the day and a soothing view of the greenery in total calm. The open-plan kitchen is fully equipped for your comfort. The apartment also includes a cellar, reversible air conditioning and electric shutters. The interior condition of the apartment is excellent, ready to welcome you. An opportunity not to be missed! Possibility of additional underground parking: €20,000. 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 agency at 04.92.09.77.20

Fees and charges :

Annual current expenses 2 160 €

Well condominium

55 lots in the condominium 275 000 € fees included

