

## 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**

**3 rooms**

**Surface : 59 m²**

**Surface of the living : 14 m²**

**Exposition : Sud est**

**View : Mer**

**Hot water : Collective**

**Inner condition : GOOD**

**Standing : improved plan**

**Building condition : GOOD**

**Features :**

cellar, double glazing, Proche école et commodités, lift, AIR CONDITIONING

2 bedroom

1 terrace

1 bathroom

1 WC

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

12/09/2025 - Prix T.T.C



## Apartment 5134 Nice

NICE WEST SAINT AUGUSTIN 3 ROOMS / HIGH FLOOR / SEA VIEW / CELLAR / LOGGIA Exclusive! Beautiful 3-room apartment, covering 59 m², located in the Saint Augustin district of Nice. Situated on the 3rd floor of a well-maintained 7-story building with an elevator, the property benefits from excellent southeast exposure with a sea view. It features a 14 m² living room, a 5 m² terrace, two bedrooms, a bathroom, and a separate toilet. The kitchen is independent and fully equipped. The apartment also includes a cellar and quality features such as double glazing and air conditioning. Hot water and heating are collective. Close to schools and amenities, this well-kept apartment will charm you with its optimized layout. Don't miss the chance to visit! This property is presented by the Cot'ouest immobilier Promenade agency at 04.92.09.77.20

**Fees and charges :**

Annual current expenses 2 232 €

Well condominium

