

## Price on request

### Contact agency

**Cot'Ouest Immobilier**

203 avenue de la californie

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### For sale apartment

3 rooms

Surface : 60 m<sup>2</sup>

Surface of the living : 18 m<sup>2</sup>

Year of construction : 1965

Exposition : Sud

Hot water : Individuelle

Inner condition : GOOD

Standing : residential

Building condition : GOOD

### Features :

cellar, gated, double glazing, Proche ecole et commodités, AIR CONDITIONING, electric shutters

2 bedroom

2 terraces

1 bathroom

1 WC

1 cellar



## Apartment Nice

NICE-WEST SAINTE MARGUERITE 3 ROOMS // AIR CONDITIONING // CELLAR // QUIET // CLOSE TO AMENITIES. Lovely 3-room apartment to grab in the sought-after residential area of Sainte Marguerite in Nice! This 60 m<sup>2</sup> property is located on a high floor, with an 18 m<sup>2</sup> living room enjoying a beautiful southern exposure. The apartment also features a separate equipped kitchen. The property is secure and offers high-quality features: double glazing, air conditioning, electric roller shutters, and proximity to schools and amenities. It includes 2 bedrooms, 1 bathroom, 1 toilet, two balconies to enjoy the Niçoise sunshine, as well as a cellar. An ideal home for comfortable living in the heart of Nice. This property is presented by Cot'Ouest Immobilier Promenade Agency at 04 92 09 77 20.

### Fees and charges :

Annual current expenses 1 980 €

Well condominium

Document non contractuel

23/01/2026 - Prix T.T.C

