

**Price on request**

Contact agency

**Cot'Ouest Immobilier**

203 avenue de la californie

06200 Nice

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**For sale apartment**

3 rooms

Surface : 59 m<sup>2</sup>

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

Year of construction : 2008

Exposition : Sud est

View : Jardin

Hot water : Individuelle

Inner condition : a refresh

Standing : residential

Building condition : GOOD

**Features :**

gated, double glazing, Proche ecole et commodités, lift, electric shutters, armored door

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

**Energy class (dpe) : D**

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

Document non contractuel

31/01/2026 - Prix T.T.C



## Apartment 5181 Nice

NICE WEST - Sainte-Marguerite 3 ROOMS / GARAGE / LARGE CORNER TERRACE / CLOSE TO TRANSPORT AND SHOPS NEW LISTING - EXCLUSIVE OFFER! The COT'UEST Immobilier Napoléon III agency presents this beautiful 3-room apartment located in a secure residence from 2009. This approximately 60 m<sup>2</sup> apartment offers a pleasant and comfortable living environment. Ideally situated on the 1st floor, it features a spacious 33 m<sup>2</sup> terrace facing southeast, perfect for enjoying sunny days. The apartment includes a bright living room, complemented by a kitchen ready to be fitted to your taste. You will also find two bedrooms with built-in wardrobes, a bathroom, and a separate toilet. A garage completes this property! Ideal location, close to shops and transport, with a children's playground just a few seconds' walk away. Don't miss the opportunity to discover this apartment that will meet your needs for comfort and convenience! Information about the risks this property is 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 COT'UEST Immobilier Napoléon III agency at 04.92.29.12.91

**Fees and charges :**

Annual current expenses 1 560 €

Well condominium

