

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 : 67 m²

Surface of the living : 33 m²

Exposition : Sud

View : Jardin

Hot water : Individuelle

Inner condition : to renovate

Standing : residential

Features :

cellar, gated, double glazing, Proche école et commodités, CARETAKER, lift, AIR CONDITIONING, POOL, electric shutters

2 bedroom

2 terraces

1 shower

1 WC

1 garage

1 parking

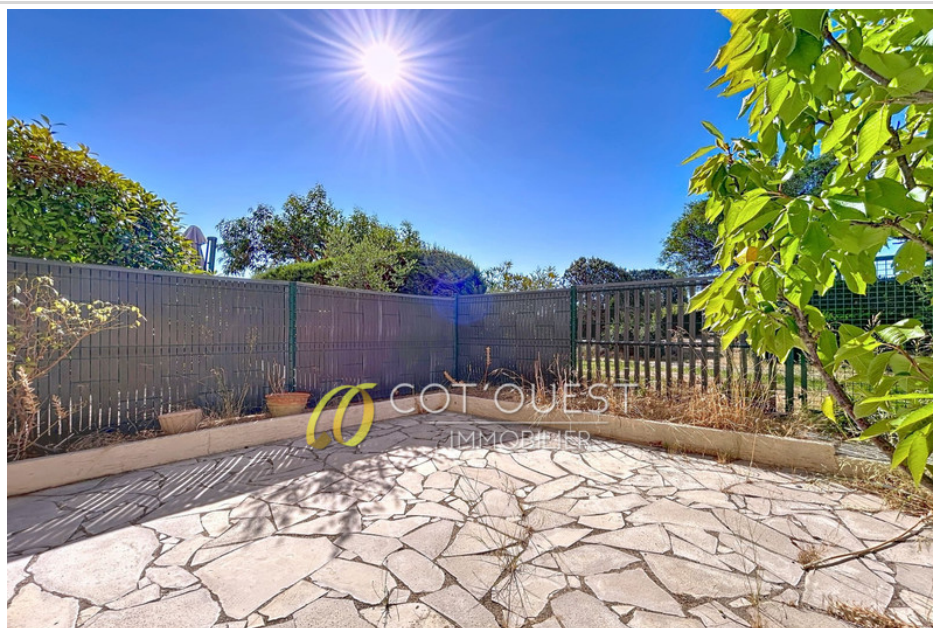
1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

11/10/2025 - Prix T.T.C



Apartment 5137 Sainte-Maxime

SAINTE-MAXIME EXCLUSIVE OFFER 3-ROOM / GROUND FLOOR / POOL / TENNIS / GARAGE / PARKING / CELLAR Within the secure residence "Les Coteaux du Préconil," set in a dream environment with a beautiful park, 2 swimming pools and 2 tennis courts, discover this 3-room apartment spanning 67m² with a garden-level on one side and the first floor on the other. Facing south, the living area combining the living room and kitchen, over 33 m², opens onto a terrace and a GARDEN of 42 m². From the garden, you have direct access to the residence's magnificent park. On the other side, the two bedrooms benefit from a large TERRACE measuring 16 m² deep. RARE FIND: A parking space and a large cellar of 10 m² complete this property. A ground-level garage is available at an additional cost. The apartment is air-conditioned but requires complete renovation. Monthly fees: €170 Information regarding risks related to this property can be found on the Géorisques website: www.georisques.gouv.fr

Fees and charges :

Annual current expenses 2 040 €

Well condominium

