

**Price on request**

**Contact agency**

**Cot'Ouest Immobilier**

203 avenue de la californie

06200 Nice

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**For sale apartment**

**4 rooms**

**Surface : 69 m<sup>2</sup>**

**Surface of the living : 16 m<sup>2</sup>**

**Year of construction : 1960**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Building condition : GOOD**

**Features :**

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

3 bedroom

1 terrace

1 shower

1 WC

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

01/02/2026 - Prix T.T.C



## Apartment 5191 Nice

NICE WEST Caucade 4-Room Apartment / Cross-Ventilated / Good Condition / Close to Amenities and Transport / South Exposure / Terrace / Cellar Located in a secure residence near all conveniences (shops, schools, and bus stops), come discover this 4-room apartment on the 3rd floor of a building, in good condition, with southeast exposure. You'll appreciate the fully equipped separate kitchen, the living room opening onto a terrace with an unobstructed view and beautiful sunlight, the 3 spacious bedrooms, the practical bathroom, and the separate toilet, all in excellent condition. A cellar is also included. There is shared parking within the gated residence. This property is sure to charm you—don't hesitate to come see it! Information about the risks related to this property can be found on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) This property is presented to you by the Cot'ouest Immobilier Promenade agency at 04.92.09.77.20

**Fees and charges :**

Annual current expenses 2 220 €

Well condominium

130 lots in the condominium

