

184 000 €

Contact agency

Cot'Ouest Immobilier

203 avenue de la californie

06200 Nice

04 92 09 77 20 / info@cotouest-immobilier.com

For sale apartment

1 room

Surface : 31 m²

Surface of the living : 23 m²

Year of construction : 1992

Exposition : Sud ouest

View : Dégagée

Hot water : Individuelle électrique

Inner condition : GOOD

Standing : residential

Building condition : GOOD

Features :

cellar, gated, double glazing, lift, POOL

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

02/05/2025 - Prix T.T.C



### Apartment 5042 Nice

NICE WEST Ste Marguerite Studio / Residential / South exposure / Sunny terrace / swimming pool Exceptional. The Cot'Ouest Immobilier Promenade Agency offers you this 32m² Studio, in excellent condition, located on the top floor of a luxury residential building in the popular Ste Marguerite district of Nice. This apartment, facing South-West, benefits from an unobstructed view and a privileged location because it is close to transport and the Ramway while being quiet. It offers a pleasant living room of 23m² opening onto a sunny terrace of 7m². The building, which has been renovated, was built in 1992. This property is sold with an underground parking space and a cellar. Many services: secure residence, double glazing, elevator, reversible air conditioning..... Information on the risks to which this property is exposed is available 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 on 04.92.09.77.20

Fees and charges :

Annual current expenses 1 080 €

Well condominium

145 lots in the condominium 184 000 € fees included

