

190 000 €

**For sale apartment**

**2 rooms**

**Surface : 27 m²**

**Surface of the living : 12 m²**

**Year of construction : 1994**

**Exposition : Nord ouest**

**View : Jardin**

**Hot water : Individuelle**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Features :**

gated, double glazing, near school and amenities, lift, air conditioning, Calme absolu, electric shutters

1 bedroom

1 terrace

1 shower

1 WC

#### Legal information

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Fees paid by the owner, well condominium (109 lots in the condominium), annual current expenses 1 200 € (100 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



### Apartment 4999 Nice

The Cot'Ouest Promenade agency offers you a charming 2-room apartment in a prestigious district of Nice, Les Baumettes. Ideally located on the 5th floor of a secure building, built in 1994 and kept in excellent condition, the apartment has an entrance hall, 2 bedrooms, a shower room, a toilet and a terrace, possibility of creating a kitchen. Its exposure and garden view will give your mornings a soft light. Individual heating and reversible air conditioning will be at your disposal, as will individual hot water. The interior fittings are in good condition. Close to schools, amenities and transport, it offers an incomparable quality of life. Its double glazing reinforces the calm of the place. The Baumettes area of the city of Nice is a charming and quiet residential area, close to the Mediterranean Sea. Les Baumettes offers an attractive combination of old villas and modern buildings. The streets are lined with trees giving a peaceful and...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 480 and 690 € (reference year 2023)  
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