



## Tél. 04 92 09 77 20

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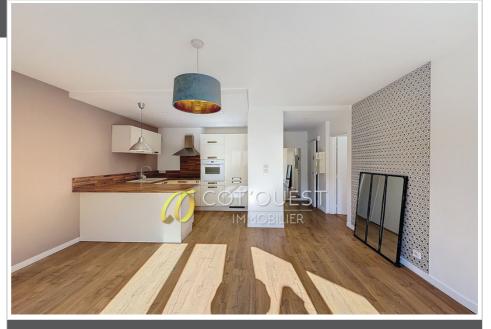
## 239 000 €

For sale apartment 2 rooms Surface : 48 m<sup>2</sup> Surface of the living : 22 m<sup>2</sup> Year of construction : 1990 Exposition : Sud ouest Hot w ater : Individuelle électrique Inner condition : excellent Standing : semi-luxury Building condition : Ravalement fait Features : cellar, gated, double glazing, near school and amenities, caretaker, lift, air conditioning, pool

- 1 bedroom
- 1 terrace
- 1 bathroom
- 1 WC
- 1 garage
- 1 cellar

Legal information 239 000 €

Fees paid by the owner, well condominium(426 lots in the condominium), annual current expenses 1 680  $\in$  (140  $\in$  monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



## Apartment 5058 Nice

NICE - Fabron 2 ROOMS / PERFECT CONDITION / TERRACE / POOL / SECURE RESIDENCE Rare! Large and beautiful two-room apartment, in perfect condition, located in a secure residence with caretaker and swimming pool, with a large terrace of 17m<sup>2</sup> Favorite! On the top floor of a secure residence with caretaker, come and discover this superbly renovated 41m<sup>2</sup> apartment with a magnificent 34m<sup>2</sup> teak terrace. Facing west, it is equipped with a brand new electric awning and offers a clear view of the condominium park and the surrounding hills. This beautiful two-room apartment is composed of an entrance hall, a living room of approximately 20m<sup>2</sup> including an equipped American kitchen, a bedroom, cupboards and a shower room with WC. The apartment is air conditioned and has underfloor heating for optimum comfort. It is completed by a large cellar. In the residence you will find: two-wheeler parking, collective parking spaces, some shops and a kindergarten....

> Energy class (dpe) : D - Emission of greenhouse gases (ges) : B Estimated annual energy between 696 and 942 € (reference year 2024) Document non contractuel - 28/02/2025



Cot'Ouest Immobilier - 203 avenue de la Californie - 06200 Nice Tél. 04 92 09 77 20 - Fax. 04 93 28 82 41 - info@cotouest-immobilier.com Carte professionnelle n°5704 T Préfecture des Alpes Maritimes - RCS NICE B 451 688 949 Code NAF 6831 Z - CGAIM montant de 120 000 € - 89, rue de la Boétie, 75008 Paris - Document non contractuel - \*prix H.A.I.