

499 000 €

**For sale apartment**

**3 rooms**

**Surface : 81 m<sup>2</sup>**

**Surface of the living : 25 m<sup>2</sup>**

**Year of construction : 1982**

**Exposition : Sud est**

**View : Mer panoramique**

**Hot water : Individuelle**

**Inner condition : a refresh**

**Standing : luxury**

**Building condition : good**

**Features :**

cellar, gated, double glazing, near school  
and amenities, caretaker, lift, pool

2 bedroom

2 terraces

1 bathroom

1 shower

1 WC

1 garage

1 cellar

**Legal information**

499 000 €

Fees paid by the owner, well condominium,  
annual current expenses 2 880 €  
(240 € 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 4961 Nice

Nice West Empress Eugénie - Archet 3 ROOMS / RAISED GARDEN FLOOR / TERRACE / PANORAMIC SEA VIEW / GARAGE / CELLAR / STANDING RESIDENCE NEW - FAVORITE! The COT'OUEST Immobilier Napoléon III agency offers you in a very high standard residence with caretaker, green space and swimming pool, this superb 3-room apartment of 82m<sup>2</sup> on the raised garden level, offering a sublime panoramic sea view from a large living room opening onto a deep terrace of 35m<sup>2</sup>, facing south. This crossing apartment includes: an entrance hall with cupboard, large dressing room, 2 bedrooms opening onto a garden to the north, an independent kitchen, as well as a bathroom and a shower room, a separate toilet. For your comfort, a closed garage in the basement as well as a cellar are included in the price. Refreshment is expected. Double glazing, air conditioning, electric roller shutter in the living room, secure residence, individual heating and hot water. A bus stop is...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
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