

339 000 €

**For sale apartment**

**3 rooms**

**Surface : 70 m<sup>2</sup>**

**Surface of the living : 28 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Collective**

**Standing : semi-luxury**

**Building condition : good**

**Features :**

cellar, gated, double glazing, near school and amenities, caretaker, lift, electric shutters

2 bedroom

2 terraces

1 bathroom

1 WC

1 garage

1 cellar

**Legal information**

339 000 €

Fees paid by the owner, well condominium (100 lots in the condominium), annual current expenses 1 920 € (160 € 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 257 Nice

**NICE WEST - Napoleon III 3 Rooms / Terrace / South West / Crossing / Garage / Cellar / Close to amenities** The Cot'ouest real estate agency offers you this apartment with superb potential, located very close to the amenities of Araucaria and Boulevard Napoléon III. Crossing and having two terraces of more than 9m<sup>2</sup> each, this 70m<sup>2</sup> apartment offers numerous development possibilities. Currently, it consists of an entrance, a corridor serving all the rooms, a double living room of more than 28m<sup>2</sup>, an independent kitchen, a beautiful bedroom, a bathroom, a separate toilet and plenty of storage space. Easily convertible into 3 rooms. This property is offered with a garage in the basement and a cellar. Possibility of second parking space in addition. Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr) This property is offered to you by the Cot'ouest real estate Napoléon III group on...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 611 and 827 € (reference year 2024)  
Document non contractuel - 27/07/2024



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