

324 000 €

**For sale apartment**

**3 rooms**

**Surface : 68 m<sup>2</sup>**

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

**Year of construction : 2009**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Individuelle**

**Inner condition : good**

**Standing : residential**

**Features :**

gated, double glazing, near school and amenities, lift

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

**Legal information**

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Fees paid by the owner, well condominium (50 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 5060 Nice

**NICE WEST - Sainte-Marguerite 3 ROOMS / LARGE TERRACE / GARAGE / CLOSE TO TRANSPORT AND SHOPS** The COT'OUEST Immobilier Napoléon III agency offers you this beautiful 3-room apartment located in a secure residence from 2009, this apartment of approximately 70 m<sup>2</sup> offers you a pleasant and comfortable living environment. Ideally located on the 2nd floor, it has a spacious 32 m<sup>2</sup> terrace facing southwest, perfect for enjoying the beautiful days. The apartment consists of a beautiful bright living room, with a kitchen to equip according to your wishes. You will also find two bedrooms with built-in wardrobes, a shower room and a bathroom, as well as a separate toilet. A large garage meeting PMR (people with reduced mobility) standards completes this property. Ideal location, close to shops, transport and services. Don't miss the opportunity to discover this apartment which will meet your needs in terms of comfort and practicality!

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