



Tél. 04 92 09 77 20

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359 000 €

For sale apartment 4 rooms Surface : 91 m² Surface of the living : 40 m² Year of construction : 1980 Exposition : Sud ouest View : Citadine Hot w ater : Individuelle électrique Inner condition : a refresh Building condition : good Features : gated, double glazing, near school and amenities, lift

3 bedroom

- 1 terrace
- 1 bathroom
- 1 WC
- 1 garage

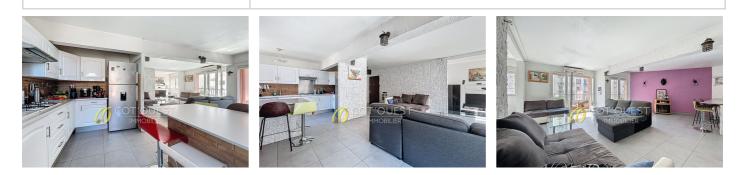
Legal information 359 000 € Fees paid by the owner, well condominium, annual current expenses 1 872 € (156 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



Apartment Nice

NICE WEST EXCLUSIVE CARRAS/CALIFORNIA5 m from the beaches of the prestigious PROMENADE DES ANGLAIS, between the airport and Nice city center on TRAM line 2, Cot'Ouest immobilier offers you this large 4/5 room corner apartment of 91 m² on the 3rd floor of a secure and very well-maintained residence In this apartment to be modernized, you will appreciate this living space Living room/US kitchen of more than 40 m² facing South-West. The sleeping area consists of three beautiful bedrooms with wardrobes, bathroom, WC and a laundry room which can be converted into a second bathroom. Most rooms have a balcony. The particularly low co-ownership charges amount to \leq 167/month, i.e. In addition to the price, a large garage of over 15 m² Other services : Double glazing, Air conditioning, Elevator, fitted kitchen

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D Document non contractuel - 19/04/2025



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.