

**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 water : 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](http://georisques.gouv.fr)



## Apartment Nice

NICE WEST EXCLUSIVE CARRAS/CALIFORNIA 5 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 €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  
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