

212 000 €

**For sale apartment**

**1 room**

**Surface : 29 m<sup>2</sup>**

**Surface of the living : 16 m<sup>2</sup>**

**Year of construction : 1971**

**Exposition : Ouest**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : luxury**

**Building condition : good**

**Features :**

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

1 bedroom

1 terrace

1 shower

1 WC

1 cellar

**Legal information**

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Fees paid by the owner, well condominium (137 lots in the condominium), annual current expenses 1 740 € (145 € 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 5027 Nice

**NICE - Napoleon III STUDIO / SLEEPING AREA / POOL / TENNIS / TERRACE / CLOSE TO AMENITIES** We exclusively offer you a lovely studio with a sleeping area and terrace, in the luxurious Arcadia residence on Boulevard Napoléon III. Services: swimming pool, pool house, tennis, gym, library, caretaker. All amenities are within easy walking distance. A cellar completes the whole. Low charges. Ideal second home or rental investment. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) This property is presented to you by the COT'OUEST Immobilier Napoléon III agency on 04.92.29.12.91

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 400 and 590 € (reference year 2023)  
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