

269 000 €

**For sale apartment**

**1 room**

**Surface : 62 m²**

**Surface of the living : 31 m²**

**Exposition : Sud Ouest**

**View : Citadine**

**Features :**

lift, air conditioning

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage



## Apartment 25663 Nice

NICE WEST, Ste Marguerite district "La Plaine", 3 rooms, cellar and garage: Bright apartment, ideally located 100m from bus stops (Line 17), the Tramway (La Plaine) and shops. This East-Southwest facing property offers beautiful light throughout the day, with a pleasant and spacious living area. A modern and functional open-plan kitchen is fitted. Two comfortable bedrooms and one functional bathroom are also available. Cellar, closed garage on the -1 and visitor parking complete this property. Located in a rapidly expanding area, the district benefits from numerous development projects, which increases its potential for medium and long-term growth. This property benefits from an ideal location for travel and daily amenities. Contact us for more information or to schedule a visit. Possibility of separating the garage for smaller budgets (€20,000). No pending proceedings. Low charges.

### Legal information

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Fees paid by the owner, well condominium (56 lots in the condominium), annual current expenses 1 836 € (153 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1028 and 1392 € (reference year 2025)  
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