



269 000 €

**For sale apartment**

**Surface : 62 m<sup>2</sup>**

**Surface of the living : 31 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Est Sud Ouest**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Building condition : Ravalement fait**

**Features :**

lift, Double Glazing, Parlophone, air conditioning, Stores manuels, Volets roulants manuels, Garage fermé -1, Visitor Parking

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

**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)



## 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.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1028 and 1392 € (reference year 2021)  
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