

WWW.ATRIOIMMOBILIER.COM INFO@ATRIOIMMOBILIER.COM

## 339 000 €

For sale apartment

3 rooms

Surface: 73 m²

Surface of the living: 30 m<sup>2</sup> Year of construction: 1960

Exposition : Sud est View : Dégagée

Hot water: Individuelle électrique

**Inner condition**: good **Standing**: residential

Features:

Lift, Double Glazing, Secured residence, Calm, Caretaker, residential, Electric blinds

2 bedroom

1 terrace

1 show er

1 WC

1 cellar



339 000 €

Fees paid by the owner, well condominium, annual current expenses  $3\,060\,\in\,(255\,\in\,$  monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



## **Apartment 2423 Nice**

Discover this exceptional 3-room apartment including a spacious living room, a fully equipped open kitchen, two bright bedrooms, a shower room and a separate toilet., located in the hills of Nice West, in a quiet and green residence. Offering a living space of 73 m², this apartment has been completely renovated with high quality materials and a modern design. It is ideally located, close to shops, schools and public transport, while benefiting from a peaceful environment. Enjoy a 15 m² terrace, ideal for moments of outdoor relaxation with a view of the green spaces of the residence and a glimpse of the sea Don't miss this unique opportunity to acquire a modern and elegant apartment in a privileged setting!

Energy class (dpe): D - Emission of greenhouse gases (ges): C
Estimated annual energy between 820 and 1160 € (reference year 2023)

Document non contractuel - 19/09/2024





