

630 000 €

For sale apartment

4 rooms

Surface : 100 m<sup>2</sup>

Surface of the living : 25 m<sup>2</sup>

Year of construction : 1965

Exposition : Est ouest

View : Mer

Hot water : Collective

Inner condition : excellent

Standing : semi-luxury

Building condition : Ravalement fait

Features :

Lift, Secured residence, Calm, residential,

Electric blinds, Electric shutters, Air

conditioning

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 garages

1 cellar

Informations légales

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Honoraires à la charge du vendeur, well condominium, annual current expenses 4 080 € (340 € par mois), aucune procédure en cours, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 2279 Nice

Exceptional! Located in a beautiful secure domain in GAIRAUT, a stone's throw from amenities, large and bright 4-room apartment of 100m<sup>2</sup> offering a magnificent view of Chambrun and Nice. Beautiful layout with its living room and master suite which opens onto a large terrace, the children's sleeping area and separate park side with these 2 beautiful bedrooms,

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1040 and 1460 € (reference year 2023)  
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