



178 238 €

For sale apartment

2 rooms

Surface : 49 m<sup>2</sup>

Surface of the living : 29 m<sup>2</sup>

Year of construction : 2024

Exposition : Est ouest

View : Campagne

Hot water : Individuelle thermodynamique

Inner condition : new

Standing : residential

Building condition : new

Features :

Lift, Double Glazing, Secured residence,  
Calm, residential, Electric shutters, Visitor

Parking

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

#### Informations légales

178 238 € honoraires inclus

5,00% TTC d'honoraires inclus à la charge de l'acheteur (169 750 € hors honoraires), well condominium (37 lots in the condominium), annual current expenses 1 200 € (100 € 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 1189 Nice

Privileged location - Located at the foot of the town of Colomars - near Pont de la Manda and Nice Lingostière - NEW PROGRAM DELIVERABLE JUNE 2026 Small residence of very good standing - on quiet, sunny landscaped grounds - 2-room apartment 49m<sup>2</sup> located on the 2nd floor - living room of 29m<sup>2</sup> - 1 beautiful bedroom - one bathroom - private parking. Calm and sunshine Reduced notary fees - New sound and thermal standards - Eligibility Requirements - Non-contractual photos - Documentation on request or contact: 06 16 30 27 91

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 400 and 600 € (reference year 2024)  
Document non contractuel - 29/04/2024

