



273 676 €

For sale apartment

2 rooms

Surface : 42 m²

Surface of the living : 23 m²

Year of construction : 1983

Exposition : Sud

View : Aperçu mer

Hot water : Individuelle électrique

Inner condition : a refresh

Standing : residential

Building condition : good

1 bedroom

1 terrace

1 shower

1 WC

1 garage

1 cellar



Apartment 1955 Nice

Nice-Ouest (Boulevard Montréal, "Park Fabron" residence), close to the Pignata shops and the IUT Nice Côte d'Azur. In a real estate complex with swimming pool built in 1983, comprising 160 residential lots, 2-room apartment on the 1st floor out of 4. The property consists of an air-conditioned living room with its open kitchen of 32m², a bedroom of 9.38m² with large wall cupboard, a bathroom and a separate toilet. A 14.50m² garage is also associated with this exceptional apartment to visit without moderation and as soon as possible! Charges of 200 euros/month: collective cold water, individual electric heating and hot water. Contact and visits at 06.66.25.71.66. featuring an incredible 167m² terrace, with triple exposure (East-North-West), view of the hills of Montreal Boulevard as well as a sea view.

Legal information

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Fees paid by the owner, well condominium (160 lots in the condominium), annual current expenses 1 550 € (129 € monthly), Condo : current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A
Estimated annual energy between 550 and 780 € (reference year 2021)
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