



## Nice Ste Marguerite "Louis" 3-room 65m<sup>2</sup> - Terrace - Parking

Nice — Sainte Marguerite

**350 000 €**

Fees charged to the seller

<b>3</b> Rooms	<b>2</b> Bedrooms	<b>65</b> sq. m	<b>1</b> Floor	<b>Excellent condition</b> Condition
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### DESCRIPTION

#### NICE STE MARGUERITE: EXCLUSIVITY

A real COUP DE COEUR for "Louis", this magnificent 3-room apartment of 65m<sup>2</sup> in excellent condition with a spacious terrace offering a beautiful open view. Located in a booming residential area, in a very recent (2019) closed and secure residence, with a calming and green environment.

While being perfectly quiet, you will be close to all amenities; schools, nurseries, shops, tramway, bus, Mathis route access, motorway access, etc.

The apartment is very bright, thanks to its South-West exposure.

"Louis" is very well designed with its optimal distribution of parts, without loss of space.

The kitchen is open to the living room creating a friendly living space of 30m<sup>2</sup>, opening onto a terrace of 14m<sup>2</sup>, perfect for your moments of relaxation.

The sleeping area is separated from the living room for more privacy.

Both bedrooms are good sizes with storage.

The bathroom has a window creating natural ventilation and a skylight, the WC is independent.

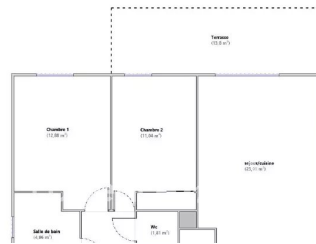
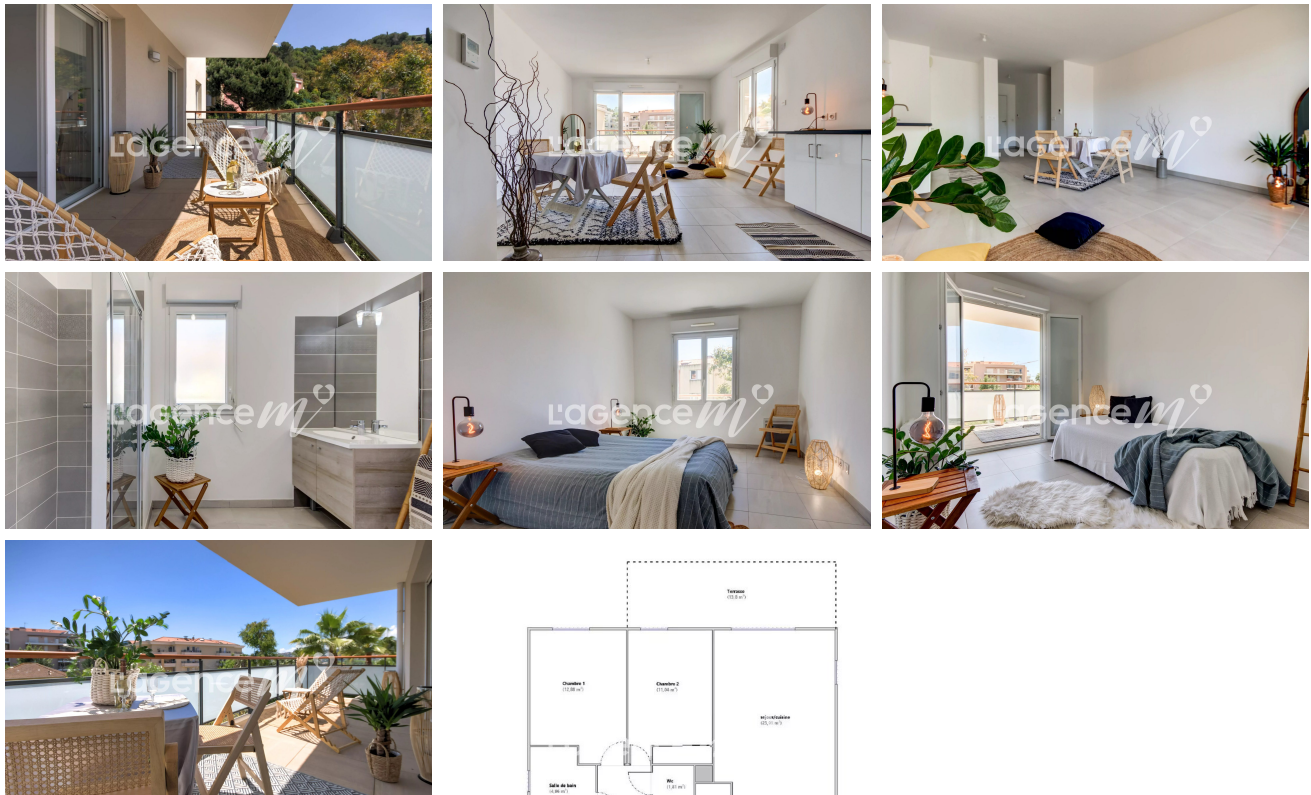
Double glazing, rolling shutters, fiberglass, storage: everything is there for your greatest comfort.

Underground parking completes this superb property where all you have to do is put down your suitcases.

No co-ownership work required.

Energy class A - Low Charges €100/month including cold water, hot water, maintenance of common areas, green spaces, elevator - Property Tax €1276/year - No procedure in progress to our knowledge.

### PHOTOS



### ROOM DETAILS

Living/dining/kitchen area	30 m <sup>2</sup>	Lavatory	2 m <sup>2</sup>
Bedroom	13 m <sup>2</sup>	Terrace	14 m <sup>2</sup>
Bedroom	11 m <sup>2</sup>	Parking	1
Shower room	5 m <sup>2</sup>	Corridor	4.7 m <sup>2</sup>

### ENERGY RATING (DPE)



### GREENHOUSE GAS (GHG)



### FINANCIAL DETAILS

Service charges: **100 €/Month**

Property tax: **1380 €/an**

### ADDITIONAL INFORMATION

View type : **Unobstructed**  
 Exposure : **South**  
 Heating : **Chauffage par radiateur individuel electric**

Landscape : **Hills**  
 Year built : **2019**  
 Legal proceedings : **Pas de procédure en cours**

### AMENITIES

- Disabled access
- Double glazing
- Electric shutters
- Internet
- Lift
- Optical fiber
- Video security
- Videophone

### NEARBY

- Airport
- Bus
- Highway
- Nursery
- On main road
- Park
- Primary school
- Secondary school
- Shops
- Supermarket
- Tram
- University