

380 000 €

Contact agency

Chancel Immobilier

6, Boulevard Chancel

06600 Antibes

+33(0)4 93 95 95 00 /

info@chancelimmobilier.fr

For sale apartment

2 rooms

Surface : 75 m<sup>2</sup>

Surface of the living : 27 m<sup>2</sup>

Exposition : Sud

View : Mer

Hot water : Collective

Inner condition : to renovate

Standing : luxury

Building condition : GOOD

Features :

lift, gated, residential, POOL

1 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel



### Apartment 1481 Nice

LANTERN-FABRON SEA VIEW We present to you this large convertible 2-room apartment, located in the best area of Nice-Ouest, on the heights of Lanterne-Fabron. Ideally located, in a highly sought-after, ultra-standard and secure residence. Its surface area of 74.51 m<sup>2</sup> Carrez offers a comfortable space, with a spacious living room, a separate kitchen, 1 large bedroom, 1 bathroom, 1 separate toilet. The whole is to be renovated and offers great potential in 2 or 3 rooms. You can also enjoy a magnificent 25 m<sup>2</sup> south terrace which serves the main rooms. The setting is green and the sea view is relaxing. A 15m<sup>2</sup> closed garage and a cellar complete this property perfectly. The building will seduce you with its high level of services: year-round caretakers, wooded park, superb swimming pool with pool house and restaurant, gym, billiard room, 3 tennis courts. "Information on the risks to which this property is exposed is available on the Géorisks website <http://www.georisks.gouv.fr>".

Fees and charges :

Annual current expenses 3 600 €

Well condominium

380 000 € agency fees 6,00% à the responsibility of the buyer included

