

Price on request

Contact agency

Cot'Ouest Immobilier

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For sale apartment

3 rooms

Surface : 76 m²

Surface of the living : 23 m²

Year of construction : 1983

Exposition : Sud

View : Mer panoramique

Hot water : Individuelle

Inner condition : a refresh

Standing : luxury

Building condition : GOOD

Features :

cellar, gated, double glazing, Proche ecole
et commodités, electric shutters

2 bedroom

2 terraces

2 bathrooms

3 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

13/07/2025 - Prix T.T.C



Apartment 4997 Nice

Nice West LANTERN 3 ROOMS / RAISED GARDEN FLOOR / TERRACE / GARDEN / CAP FERRAT SEA VIEW / ABSOLUTE QUIET / STANDING RESIDENCE NEW - FAVORITE! The COT'OUEST Immobilier Napoléon III agency offers you in a very high standard residence, a true haven of peace, this superb 3-room apartment of 76m² on the raised garden level, offering a sublime view of the Baie des Anges and the Cap Ferrat. The apartment is composed as follows: entrance hall with separate WC, beautiful living room opening onto a covered terrace of 15m² and garden of 41m², in absolute calm, facing south and not overlooked, a first beautiful bedroom of approximately 13m² (also garden access) with cupboard, bathroom with WC, a second bedroom of approximately 11m² with dressing room, bathroom and WC, a hallway with cupboards leading to an independent kitchen which opens onto a balcony. A cellar completes this property. A garage is available at an additional cost of €30,000. A refresh is expected to enhance the full potential of this very rare property on the market! Double glazing, electric roller shutter, secure residence, individual heating and hot water. A bus stop is located at the entrance to the residence. To visit without delay, a real favorite! Information on the risks to which this property is exposed is available on the GÉORISKS website: www.georisks.gouv.fr This property is presented to you by the COT'OUEST Immobilier Napoléon III agency on 04.92.29.12.91.

