

1 050 000 €

Contact agency

Agence BBii

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For sale apartment

3 rooms

Surface : 89 m<sup>2</sup>

Surface of the living : 37 m<sup>2</sup>

Year of construction : 1970

Exposition : Plein sud

View : Mer panoramique

Hot water : Collective

Inner condition : excellent

Standing : residential

Building condition : GOOD

Features :

lift, CALM, AIR CONDITIONING, double glazing, POOL, gated

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

13/04/2025 - Prix T.T.C



## Apartment 8901/1 Nice

NICE MONT BORON: In a small bourgeois building in excellent condition, facing the sea, magnificent 4/5 room apartment-villa of 107 m<sup>2</sup>, located on the 2nd floor, sea-side terrace and garden level, east side. The apartment is composed of: A large entrance hall opening onto a bright living/dining room opening onto a beautiful 26 m<sup>2</sup> terrace facing south/southwest, offering a superb panoramic view of the sea and the port. Fully equipped independent kitchen. 3 bedrooms, one with dressing room and shower room. Bathroom with shower and bathtub, 2 toilets, hallways with storage. Private garden of 150 m<sup>2</sup>. The apartment is in perfect condition, with: Double glazing, parquet flooring (bedrooms and living rooms), Reversible air conditioning, armored door, Electric roller shutters, electric blinds, Beautiful ceiling height (3.10 m). A cellar completes this exceptional property, with the possibility of a garage at an additional cost. Located 10 minutes walk from the port and local shops, served by public transport (tram), in a very residential, calm and sunny environment. A MARVEL! TO DISCOVER

Fees and charges :

Annual current expenses 4 728 €

Well condominium

1 050 000 € fees included

