

615 000 €

Contact agency

Cot'Ouest Immobilier

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For sale apartment

3 rooms

Surface : 91 m<sup>2</sup>

Surface of the living : 35 m<sup>2</sup>

Year of construction : 1972

Exposition : Sud nord

View : Mer panoramique

Hot water : Collective

Inner condition : a refresh

Standing : luxury

Building condition : GOOD

Features :

gated, double glazing, Proche école et commodités, CARETAKER, lift, AIR CONDITIONING, electric shutters

2 bedroom

1 terrace

1 shower

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : C

Document non contractuel

28/11/2024 - Prix T.T.C



### Apartment 5009 Nice

NICE ENGLISH WALK PANORAMIC SEA VIEW / 3P 87 M<sup>2</sup> CROSSING In the center of the prestigious Promenade des Anglais, come and discover this large 3-room apartment of 87 m<sup>2</sup> facing the SEA. From the large 6 m<sup>2</sup> terrace, the living room of over 35 m<sup>2</sup> or the open-plan kitchen, you will enjoy this magnificent PANORAMIC SEA view and the Bay of Angels. At the back, 2 very large bedrooms, one of which is 17 m<sup>2</sup>, storage spaces, and a shower room with adjoining pantry. This apartment with generous volumes benefits, after refreshment, from an enormous potential for additional developments (office, dressing rooms or second bathroom). Close to the Radisson hotel, in the heart of the city between the airport and old Nice connected by the tramway located at the foot of the residence. Other services: Double glazing, Reversible air conditioning, Rooms with balcony, equipped kitchen, Caretaker.

Fees and charges :

Annual current expenses 3 000 €

Well condominium

44 lots in the condominium 615 000 € fees included

