

895 000 €

Contact agency

Scandimmo

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For sale apartment

4 rooms

Surface : 120 m<sup>2</sup>

Surface of the living : 46 m<sup>2</sup>

Exposition : Sud

View : Aperçu mer

Hot water : Individuelle électrique

Inner condition : to renovate

Standing : residential

Features :

sea view , CALM, lift, POOL

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 garage

Document non contractuel

20/04/2025 - Prix T.T.C



## Apartment 849 Nice

Stunning rooftop apartment to renovate – Mont Boron district, Nice Located in the prestigious residential area of Mont Boron in Nice, this superb top-floor 4-room apartment offers exceptional potential after renovation. This rare property of 120 sqm includes an entrance hall, a separate kitchen (which can be opened onto the living area), and a bright, spacious living room of 46 sqm (or 61 sqm if the kitchen is opened), all opening onto a beautiful 90 sqm south-facing corner terrace with a lovely sea glimpse. The night area features three bedrooms, including one en suite with shower and toilet, a separate bathroom, and an independent guest toilet.

The modern and secure residence includes a swimming pool. Two closed garages in the basement are also included. Ideal location: Mont Boron is one of the most sought-after areas of Nice, known for its peaceful atmosphere, greenery, and proximity to the sea and surrounding hills. It offers an exceptional living environment between sea and nature, with hiking trails in the Mont Boron forest park, panoramic viewpoints over the bay of Villefranche and Cap Ferrat, and quick access to the coastline and quiet beaches. • Easy access to the city center of Nice (10 minutes by car or via nearby public transportation), where you can enjoy the famous Promenade des Anglais, the charming Old Town with its lively streets, markets, and typical restaurants, the port, the Matisse Museum, as well as the beaches and shopping areas. • Villefranche sur Mer is just a few minutes away.



changing the purchase price (the price would remain the same if the seller paid the fees, but acquisition costs would be higher). • Sale price including agency fees (HAI): 895 000€ • Net seller price: 852 398€ • Agency fees payable by the buyer: 42 602€ (including 20% VAT) Disclaimer: We regularly renew our listings to maintain high visibility. This may result in reference changes.

Fees and charges :

Annual current expenses 4 500 €

Well condominium

895 000 € fees included