

845 000 €

Contact agency

Agence BBii

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For sale apartment

4 rooms

Surface : 88 m<sup>2</sup>

Surface of the living : 25 m<sup>2</sup>

Year of construction : 1969

Exposition : Ouest

View : Mer

Hot water : Collective

Inner condition : a refresh

Standing : bourgeois

Building condition : GOOD

Features :

lift, CALM, AIR CONDITIONING, garden,  
double glazing

3 bedroom

1 terrace

2 shower rooms

2 WC

1 garage

1 cellar

Document non contractuel

12/03/2025 - Prix T.T.C



## Apartment 8837/3 Nice

NICE MONT BORON - MAETERLINCK: Located in a small bourgeois building facing the sea, on the prestigious Boulevard Maurice Maeterlinck, this 88 m<sup>2</sup> crossing apartment will charm you with its idyllic setting and potential. Offering a panoramic sea view, it features a 15 m<sup>2</sup> south-facing terrace, perfect for enjoying sunny moments, as well as a private garden of approximately 70 m<sup>2</sup>, ideal for outdoor meals, relaxation, or creating a unique garden space. This apartment with a terrace, 70 m<sup>2</sup> garden, cellar, and ground-level garage comprises: An entrance with storage, a bright living room opening onto a beautiful terrace, a separate, fully equipped kitchen, 3 bedrooms, 2 shower rooms with toilets, hallways with storage, and to enjoy sunny evenings, a lovely private garden. Additional features include: Elevator, Double glazing with sliding windows, Security bars, Reversible air conditioning (on the south side), Reinforced door, Electric roller shutters, electric blinds, Automatic irrigation, Barbecue, and storage space. A cellar completes this exceptional property, along with a large 24 m<sup>2</sup> garage. In the sought-after Mont-Boron neighborhood, just a few minutes from the port and shops, this apartment enjoys an ideal location: quiet, residential, sunny, and served by public transport. Although it requires some refreshing, this property offers exceptional potential to become a true corner of paradise on the French Riviera. A must-see without delay!

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