

1 495 000 €

Contact agency

Agence BBii

30 rue Mgr A. Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

For sale apartment

5 rooms

Surface : 107 m<sup>2</sup>

Surface of the living : 42 m<sup>2</sup>

Year of construction : 1955

Exposition : Est ouest

View : Mer

Hot water : Individuelle électrique

Inner condition : excellent

Standing : bourgeois

Building condition : GOOD

Features :

CALM, AIR CONDITIONING, garden, double glazing, gated

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

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



## Apartment 8808/15 Nice

NICE Boulevard Carnot : A WONDER! WITH GARDEN! TERRACE ! In a luxury building facing the sea , magnificent 4/5 room apartment of 107 m<sup>2</sup> comprising a living room/lounge opening onto a beautiful terrace of approximately 26 m<sup>2</sup> with a panoramic sea and port view, 3 beautiful bedrooms, one with a dressing room and shower area, bathroom (shower and bathtub), 2 toilets, a fully equipped separate kitchen, hallways with storage, and a 150 m<sup>2</sup> garden. A cellar completes this exceptional property. Services : ceiling height 3.10 double glazing, reversible air conditioning, armored door, electric roller shutters, electric blinds,

Fees and charges :

Annual current expenses 3 360 €

Well condominium

9 lots in the condominium 1 495 000 € fees included

