

1 250 000 €

Contact agency

Chez Soi Immo

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For sale apartment

4 rooms

Surface : 141 m<sup>2</sup>

Surface of the living : 50 m<sup>2</sup>

Year of construction : 1965

Exposition : Sud est

View : Mer panoramique

Hot water : Collective

Inner condition : GOOD

Standing : residential

Building condition : GOOD

Features :

lift, gated, CALM, POOL, Deep terrace, AIR CONDITIONING, electric shutters, double glazing, Proximité commerces,..., Near the ocean

3 bedroom

3 terraces

2 bathrooms

1 shower

3 WC

2 garage

2 cellars

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F



## Apartment SNM-617 Nice

Nice Saint-Pierre de Féric Located on the 6th and last floor of a luxury residence, quiet, with secure access and swimming pool, its large and bright living room opens onto a first terrace of 50 m<sup>2</sup> (East-South East) and offers a dominant and panoramic view of the city and the "Bay of Angels". An independent kitchen, 3 large bedrooms, plenty of storage, 2 bathrooms, 1 shower room with WC and 2 separate toilets make up a space with a fluid and functional layout. Air conditioning is installed. At the back, two bedrooms have access to another 25 m<sup>2</sup> terrace with an unobstructed view (West-North West) of the neighboring hills. An interior staircase provides access, a rare thing, to a private "Roof Top" of 80 m<sup>2</sup>. Two closed garages in the basement and 2 cellars complete this property. The common areas, vast and luxurious, have recently been renovated. Other advantages of its ideal location are the proximity of transport (bus stop at the entrance to the residence), high school, schools, shops, and road access... Nice Saint-Pierre de Féric Located on the 6th and last floor of a luxury residence, quiet, with secure access and swimming pool, its large and bright living room opens onto a first terrace of 50 m<sup>2</sup> (East-South East) and offers a dominant and panoramic view of the city and the "Bay of Angels". An independent kitchen, 3 large bedrooms, plenty of storage, 2 bathrooms, 1 shower room with WC and 2 separate toilets make up a space with a fluid and functional layout. Air conditioning is installed. At the back



Fees and charges :

Annual current expenses 9 600 €

Well condominium

75 lots in the condominium 1 250 000 € fees included