

**Price on request**

**Contact agency**

**Cot'Ouest Immobilier**

203 avenue de la californie

06200 Nice

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**For sale apartment**

**2 rooms**

**Surface : 50 m²**

**Surface of the living : 25 m²**

**Year of construction : 1980**

**Exposition : Sud ouest**

**View : Mer panoramique**

**Hot water : Individuelle**

**Inner condition : renovated**

**Standing : residential**

**Building condition : GOOD**

**Features :**

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

1 bedroom

1 terrace

1 shower

1 WC

1 garage

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

13/08/2025 - Prix T.T.C



## Apartment Nice

**NICE WEST - Lanterne 2-ROOM APARTMENT / COMPLETELY RENOVATED / PANORAMIC SEA VIEW / GARDEN / GARAGE / CELLAR RARE ON THE MARKET – A TRUE FAVORITE** In a secure, high-end residential complex with a caretaker, located in Nice West, discover this beautiful 2-room apartment of 50 m² on the garden level, fully and tastefully renovated with top-of-the-line finishes. You will immediately fall in love with its private garden of approximately 130 m², facing southwest, flooded with light and perfectly peaceful, offering a panoramic sea view over the Cap d'Antibes. A real oasis of tranquility! The apartment features: - A custom-made, fully equipped open kitchen overlooking a bright and pleasant living room - A large bedroom with direct access to the outside - A fully fitted dressing room - A modern bathroom with built-in cupboards and a toilet - A fantastic summer kitchen set up in the garden, perfect for entertaining. A closed garage of 16 m² equipped with an electric vehicle charging station, as well as a large cellar, complete this exceptional property. Information about the risks to which this property is exposed can be found on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) This property is presented by Cot'Ouest Immobilier Napoléon III Agency Tel 04 92 29 12 91

**Fees and charges :**

Annual current expenses 1.800 €

