

1 050 000 €

Contact agency

Agence BBii

30 rue Mgr A.Daumas

06300 Nice

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

For sale apartment

3 rooms

Surface : 89 m²

Surface of the living : 37 m²

Year of construction : 1970

Exposition : Plein sud

View : Mer panoramique

Hot water : Collective

Inner condition : excellent

Standing : residential

Building condition : GOOD

Features :

lift, CALM, AIR CONDITIONING, double glazing, POOL, gated

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

22/05/2025 - Prix T.T.C



### Apartment 8901/5 Nice

NICE NORTH : This TOP-floor apartment is a real favorite! With its superb 104 m² TERRACE offering a panoramic VIEW of the SEA and CITY, perfect for enjoying the outdoors and the sun. In a good standing residence with SWIMMING POOL in excellent condition, this beautiful 3-room apartment of 90 m², composed of a hall with storage, living room/lounge, separate fitted kitchen, 2 bedrooms, one with bathroom and toilet, shower with toilet, hallway with storage, laundry area, outdoor barbecue, all opening onto a terrace. Brightness, sunshine, and modern amenities such as reversible air conditioning add to the comfort of life. In addition, the proximity of schools, shops and public transport make it a very practical and pleasant place to live. A cellar and a garage complete this exceptional property. Double glazing, electric shutters, electric blinds, reversible air conditioning, high-tech lighting, high ceilings, Energy Class D

Fees and charges :

Annual current expenses 4 728 €

Well condominium

1 050 000 € fees included

