

**Price on request**

**Contact agency**

**Scandimmo**

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**For sale apartment**

**4 rooms**

**Surface : 120 m²**

**Surface of the living : 46 m²**

**Exposition : Sud**

**View : Aperçu mer**

**Hot water : Individuelle électrique**

**Inner condition : to renovate**

**Standing : residential**

**Features :**

sea view , CALM, lift, POOL

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

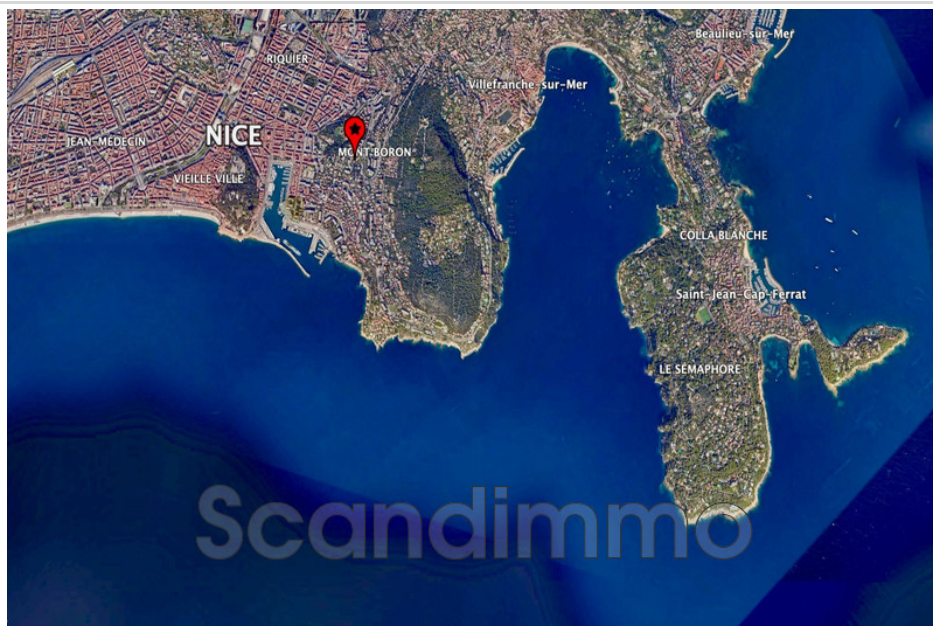
2 garage

**Energy class (dpe) : C**

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

Document non contractuel

09/10/2025 - Prix T.T.C



## Apartment 849 Nice

Magnificent roof terrace to renovate – Mont Boron district, Nice = Rare Opportunity – Back on the Market! = Located in the prestigious residential district of Mont Boron in Nice, this superb 4-room top-floor apartment offers exceptional potential after renovation. This rare 120 m² property comprises an entrance hall, a separate kitchen (which can be opened onto the living room), and a large, bright living room of 46 m² (or 61 m² with an open kitchen), opening onto a superb 90 m² corner terrace facing south/southwest, with a beautiful sea view. The sleeping area includes three bedrooms, including an en-suite bedroom with shower room and toilet, a separate bathroom, and a separate toilet. This modern and secure residence features a swimming pool. Two secure underground garages complete this property. Ideal location: The Mont Boron district is one of Nice's most sought-after areas, renowned for its tranquility, greenery, and close proximity to the sea and surrounding hills. It offers an exceptional living environment nestled between the sea and nature, with hiking trails in the Mont Boron Forest Park, panoramic views of Villefranche Bay and Cap Ferrat, and easy access to the seaside and the coast's secluded beaches. • Easy access to Nice city center (10 minutes by car or via nearby public transport), where you can enjoy the famous Promenade des Anglais, Old Nice with its lively streets, markets and typical restaurants, the port, the Matisse Museum, as well as the beaches and shops of the center.



4.76% of the final sale price, are included in the price and are payable by the purchaser, which reduces the taxable base for acquisition costs without changing the purchase price (it would have been the same with fees payable by the seller, but the acquisition costs would have been higher). Selling price including tax: €865,000 Net seller price: €823 826 Agency fees payable by the purchaser: €41 174 (including 20% VAT). Disclaimer: We regularly update our listings to ensure

they remain highly visible. This means that their reference may change.

Fees and charges :

Annual current expenses 4 500 €

Well condominium