

## Price on request

### Contact agency

**Cot'Ouest Immobilier**

203 avenue de la californie

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**For sale apartment**

**4 rooms**

**Surface : 81 m<sup>2</sup>**

**Surface of the living : 35 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : luxury**

**Building condition : GOOD**

### Features :

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

3 bedroom

1 terrace

1 shower

1 WC

1 garage

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel

11/02/2026 - Prix T.T.C



## Apartment 5194 Nice

**NICE OUEST Lanterne 4 ROOMS / A TRUE GEM / GARDEN LEVEL / HIGH-END / GARAGE** A rare opportunity. Located in a small, secure, high-end condominium with a swimming pool on the Lanterne plateau, this stunning corner 4-room apartment of 81 m<sup>2</sup>, fully renovated with taste and air-conditioned, offers a spacious 35 m<sup>2</sup> living room with a fully equipped open kitchen. The entire space opens onto a beautiful 75 m<sup>2</sup> terrace and garden, featuring a summer kitchen, three bedrooms, a walk-in shower, and separate toilet with a hand washbasin. An underground garage and cellar complete this property. Direct access through a private gate leads to the pool. This property is presented to you by the agency Cot'ouest immobilier Napoléon III at 04.92.291.291.

### Fees and charges :

Annual current expenses 5 400 €

Well condominium

24 lots in the condominium

