

## Price on request

### Contact agency

Cot'Ouest Immobilier

203 avenue de la californie

06200 Nice

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For sale apartment

4 rooms

Surface : 104 m<sup>2</sup>

Surface of the living : 45 m<sup>2</sup>

Exposition : Sud ouest

View : Mer panoramique

Hot water : Collective

Inner condition : excellent

Standing : luxury

Building condition : GOOD

### Features :

cellar, gated, double glazing, Proche ecole et commodités, CARETAKER, lift

3 bedroom

2 terraces

2 showers

2 WC

1 garage

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

13/01/2026 - Prix T.T.C



## Apartment 5185 Nice

NICE WEST - La Lanterne/Napoléon III 4 ROOMS / COMPLETELY RENOVATED / TERRACES / SEA VIEW OF CAP D'ANTIBES AND CAP FERRAT / GARAGE NEW LISTING - EXCLUSIVE OFFER! The COT'UEST Real Estate agency presents this beautiful 4-room apartment with a living area of 104 m<sup>2</sup> located in the sought-after La Lanterne neighborhood of Nice. Ideally situated on the 5th floor of a luxury building, it boasts an incredible panoramic sea view thanks to its southwest exposure. It features a stunning living room with a fully equipped open kitchen overlooking the sea spanning 45 m<sup>2</sup>, which opens onto a 17 m<sup>2</sup> terrace—perfect for enjoying Nice's pleasant climate. The apartment also includes 3 bedrooms, 2 shower rooms, 2 toilets, a spacious dressing room, and all bedrooms open onto a second terrace with panoramic sea views. The apartment has been tastefully fully renovated, so all that's left is for you to move right in... An exceptional property not to be missed! Sold with a garage and a cellar. Close to all amenities, its location is ideal! Information on the risks affecting this property is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) This property is offered to you by the Cot'ouest Real Estate group Promenade at 04.92.09.77.20

### Fees and charges :

Annual current expenses 6 000 €

