

**Price on request**

**Contact agency**

**Chez Soi Immo**

06800 Cagnes-sur-Mer

/ info.chezsoi.immo@gmail.com

**For sale appartement de caractère**

**5 rooms**

**Surface : 143 m²**

**Surface of the living : 38 m²**

**Year of construction : 1993**

**Exposition : Nord ouest**

**View : Mer latérale**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Standing : luxury**

**Building condition : Cleaning is**

**Features :**

Ascenseur vitré, gated, CALM,

Climatisation dans le salon, electric

shutters, double glazing, Near the ocean

4 bedroom

3 terraces

3 bathrooms

4 WC

2 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

16/12/2025 - Prix T.T.C



### Appartement de caractère SNM\_643 Nice

NICE MONT BORON, TOP FLOOR DUPLEX 143 M2, 5 ROOMS, 2 GARAGES, SEA AND CASTLE VIEW Lovers of elegance looking for a truly exceptional apartment will be charmed! You will be blown away by the magnificent sunset which will lead you to extend your day on the beautiful terrace facing the castle and the calm of the sea, its exceptional view adds a touch of magic! Located on the fourth and fifth top floor of this luxury earthquake-proof residence built in 1993 by an Italian architect JJ Gonella, this magnificent apartment of 143 m2 Carrez law (165 in total) offers an exceptional living environment. With its five rooms, including three spacious master suites, it is ideal for a family looking for comfort and tranquility. Its three bathrooms and four toilets guarantee appreciable privacy for all occupants. This little gem benefits from north, south, and west exposure, allowing for plenty of light throughout the day. The airy, well-appointed rooms create a warm and welcoming atmosphere, with different moods—true cocoons to make your own! The duplex has a patio and a tropézienne as well as a beautiful terrace, perfect for enjoying sunny days, a glass elevator facilitates access to the upper floor, amenities are not lacking, with the two closed garages and a large cellar, all three in the basement. The proximity of public transportation makes it easy to get around while enjoying the peace and quiet of the residence! You can stroll through the beautiful Vigier Park just steps from your home! My name is Karin, I would be delighted to offer

