

## Price on request

### Contact agency

#### AFIM Real Estate

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### For sale apartment

**6 rooms**

**Surface : 205 m²**

**Year of construction : 1976**

**Exposition : Sud**

**View : Mer panoramique**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : GOOD**

### Features :

lift, double glazing, gated, CALM,  
residential, POOL

5 bedroom

4 terraces

3 bathrooms

3 WC

2 garage

2 cellars

**Energy class (dpe) : D**

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

Document non contractuel



## Apartment Nice

Exclusively, THE MOST BEAUTIFUL LOCATION IN NICE! On the top floor of the building overlooking one of the most prestigious residences in Nice, the Abbey of Roseland, ideally located on the hill of Fabron, offering all the luxury services with its wooded park, caretaker, tennis, swimming pool and pool house, Unique and exceptional, this apartment with a total Carrez living area of 205 m² (divisible into two apartments) overlooks the city of Nice, its hills, the Mediterranean Sea and the horizon as far as the eye can see, whatever room you are in. you find, all open to an outdoor space bordering the property of more than 80 m² facing East / South / West! In good condition because very little occupancy, the apartment, articulated around a very large living / dining room in its center, consists of: 5 bedrooms (including an office), 2 kitchens, 3 bathrooms, 3 dressing rooms and plenty of built-in storage. Air conditioning, quality materials. On the roof, a solarium of more than 150 m², with summer kitchen integrated in its center, will allow you to enjoy and to enjoy THE MOST BEAUTIFUL VIEW OF NICE! Sought-after residence, perfectly well maintained, all the major maintenance work recently carried out (facades cleaned, waterproofing redone, ...), numerous possibilities for resale of individual lots. The property is sold with 2 large closed garages, and its 2 adjoining cellars, in the basement of the same building. Although subject to the status of the

