



549 000 €

For sale apartment

4 rooms

Surface : 93 m<sup>2</sup>

Surface of the living : 33 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud ouest

View : Mer panoramique

Hot water : Collective

Inner condition : good

Standing : residential

Building condition : good

Features :

Lift, Double Glazing, Secured residence,  
Calm, Reinforced door, residential, Electric  
blinds, Electric shutters

2 bedroom

2 terraces

1 shower

1 WC

1 parking

1 cellar

#### Informations légales

549 000 €

Honoraires à la charge du vendeur, well  
condominium(162 lots in the  
condominium), annual current expenses  
5 400 € (450 € par mois), aucune  
procédure en cours, information on the risks  
to which this property is exposed is  
available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 1882 Nice

Nice (Mont Boron sector, in a condominium of two buildings, built in 1975, superb 4-room apartment currently arranged in 3 rooms with double living room which easily allows the conversion of a third bedroom. You will not fail to fall under the spell of the panorama offered on the sea and the city of Nice while relaxing on its 16m<sup>2</sup> terrace to enjoy the Riviera sun. In addition to the double living room of 33m<sup>2</sup>, the property includes two large bedrooms of respectively 12.54 and 13.46m<sup>2</sup>, a bathroom showers, a beautiful and spacious 11m<sup>2</sup> kitchen with its dining area and multiple storage spaces (giving access to a 6.43m<sup>2</sup> balcony) as well as a separate toilet. A 13m<sup>2</sup> garage with 4m<sup>2</sup> cellar space is associated with this property to visit without moderation! Hot water, cold water and collective heating with city gas. Contact and visits at 06.66.25.71.66

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1067 and 1443 € (reference year 2023)  
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