



549 000 €

For sale apartment

3 rooms

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

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

Year of construction : 1975

Exposition : Sud ouest

View : Panorama urbain

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 garage

1 cellar

#### Legal information

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Fees paid by the owner, well  
condominium(162 lots in the  
condominium), annual current expenses  
5 400 € (450 € monthly), no current  
procedure, 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 built in 1975, superb old 4-room apartment, currently arranged in 3 rooms but with a double living room of 33m<sup>2</sup> (including reversible air conditioning and marble floor in excellent condition), which allows easily fit out a third bedroom. You can't help but fall under the spell of the magnificent panorama offered over the Mediterranean Sea and the city of Nice as you relax on this 16m<sup>2</sup> terrace to enjoy the gentle Riviera sun. In addition to the double living room, the property includes two large bedrooms of respectively 12.54 and 13.46m<sup>2</sup> (air-conditioned), a shower room, a beautiful and spacious kitchen of 11m<sup>2</sup> with its dining area and multiple storage spaces (giving access to a balcony of 6.43 m<sup>2</sup>) 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! Charges €518/month with hot water, cold water and collective heating with city...

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