

Appartement Nice 144 m<sup>2</sup>

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PRIX DE VENTE : 1 190 000 €

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## DESCRIPTION

Spacious and bright 4-room apartment with large terrace, located on the top floor of a luxury residence

In one of the most popular areas of Cimiez, at the top of a secure luxury residence with caretaker, discover this large 4 rooms of 144 m<sup>2</sup> to rethink according to your desires. Its triple orientation gives it exceptional clarity and an airy atmosphere.

The apartment opens onto an extraordinary single-storey terrace of 380 m<sup>2</sup>, arranged like a real hanging garden, with plantations, relaxation areas, barbecue and storage. This unique place offers a clear and spectacular view of the hills, the city, the sea and up to Cap d'Antibes.

Inside, a beautiful entrance leads to a bright living room, an independent kitchen, a master suite with dressing room and bathroom, two additional bedrooms, one with shower room, as well as guest toilets and many storage spaces.

A rare property on the market, with exceptional potential, completed by a large garage and an adjoining cellar.

Included 5% fees at the seller's expense

Property tax: 2694€

Condominium fees: 1965€

Information on the risks available on: [georisques.gouv.fr](http://georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	144.0 m <sup>2</sup>	Ascenseur :	Oui
Taxe foncière :	€2.00	NB de pièces :	4 rooms	NB de chambres :	3 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 322

Indice d'émission de gaz à effet de serre (GES) : F 70



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