

Appartement Nice 102 m²



PRIX DE VENTE : 695 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

DESCRIPTION

Within the prestigious Domaine des Fleurs, in the Les Edelweiss residence — the highest building in the estate — discover this superb top-floor 3-bedroom apartment offering 103 sqm of living space.

Fully renovated with contemporary finishes and equipped with air conditioning, this dual-aspect South/North apartment enjoys optimal natural light and absolute tranquility. A spacious south-facing terrace provides breathtaking panoramic sea views.

The layout features an inviting entrance hall, a generous double living room, an independent kitchen with adjoining pantry, three comfortable bedrooms, two shower rooms, and a guest toilet.

Two cellars are included.

Covered parking is available at an additional cost of €40,000.

A privileged living environment on the heights of Nice, ideal for a family seeking comfort, peace, and stunning sea views.

Agency fees payable by the seller.

Property tax: €2,200 per year.

Information regarding potential risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr.

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	102.69 m ²	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

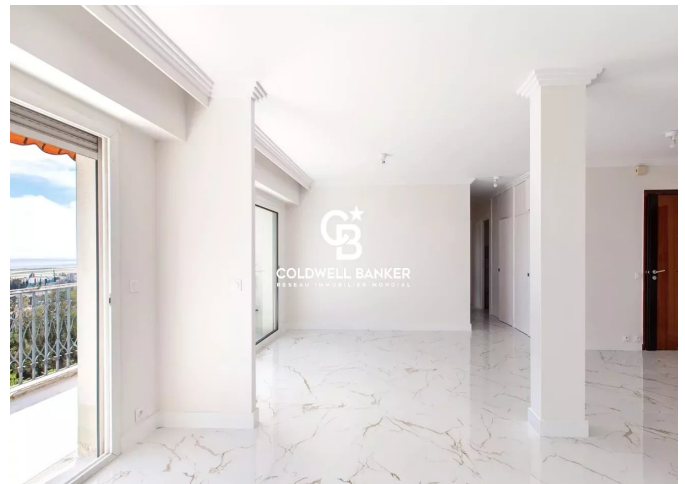
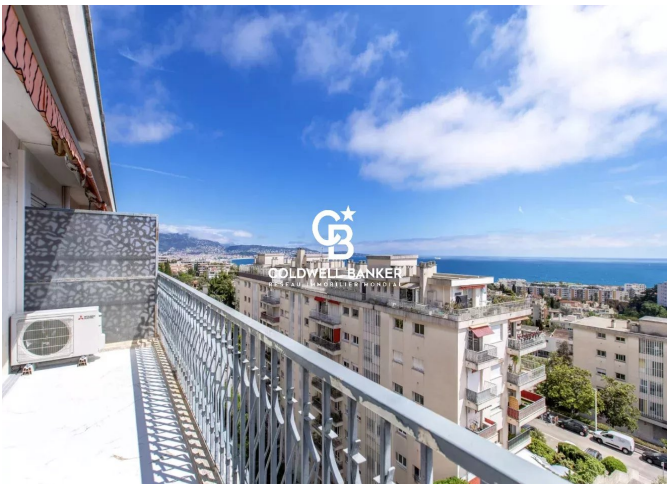
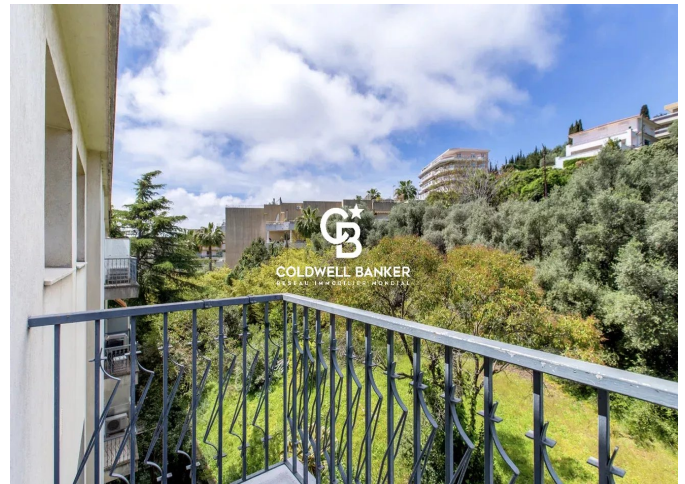
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 267

Indice d'émission de gaz à effet de serre (GES) : E 57



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