

Appartement Nice 87 m²



PRIX DE VENTE : 730 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

In the sought-after hills of Nice, in the residential neighborhood of Fabron, within a secure luxury residence with a swimming pool, discover this magnificent 88 m² 3-room apartment located on the top floor of a small condominium.

Completely renovated with high-quality materials, this apartment charms with its spaciousness, brightness, and exceptional outdoor areas. Its numerous terraces totaling 51 m² allow you to fully enjoy superb panoramic views of the sea and hills in a privileged setting.

The apartment consists of a large, bright living room with a fully equipped open-plan kitchen and central island, ideal for entertaining, two beautiful bedrooms opening onto the terrace, an elegant bathroom, and a separate toilet.

For optimal comfort, a cellar and a large 22 m² closed garage complete this rare property in the area.

A turnkey apartment, combining luxury, views and large outdoor spaces, to be discovered without delay.

Condominium fees: €332 per month

Co-ownership comprising 24 residential lots out of 75

Property tax: €2,140

No proceedings in progress

Fees payable by the seller.

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	87.0 m ²	Ascenseur :	Oui
Nombre de lots :	75	Taxe foncière :	€2.00	NB de pièces :	3 rooms
NB de chambres :	2 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) : B 94

Indice d'émission de gaz à effet de serre (GES) : A 3



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