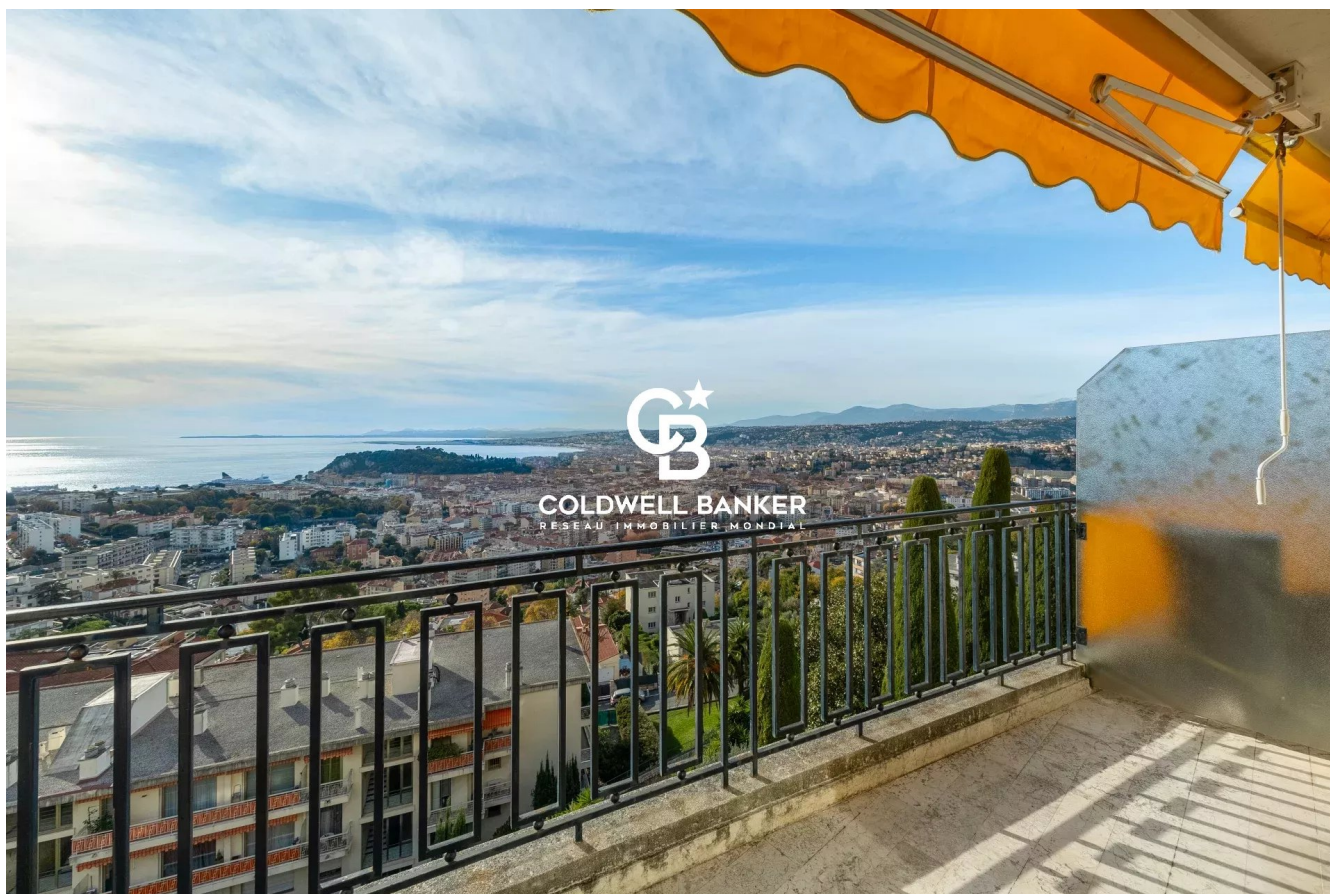


Appartement Nice 60 m²



PRIX DE VENTE : 599 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

DESCRIPTION

Located in the heart of the prestigious Mont-Boron district, this upper-floor apartment, set within a secure high-standing residence with a caretaker, offers a truly breathtaking panoramic view over the sea, the city, and the surrounding hills.

Currently arranged as an elegant dual-aspect one-bedroom apartment, it welcomes you with abundant natural light and unobstructed views. The approx. 23sqm living room opens onto a South-West facing terrace, a sun-drenched haven perfect for relaxation. The independent kitchen benefits from its own private balcony, providing an additional outdoor space and enhancing everyday comfort.

The absolute tranquillity of the area, combined with immediate proximity to local shops, creates a rare living environment where peace and convenience come together seamlessly. Thanks to its flexible layout, the apartment also offers genuine potential to be transformed into a two-bedroom property, allowing you to rethink the space according to your needs.

A spacious 7 sqm cellar completes the property. A garage box within the residence may be purchased for €60,000, and visitor parking is also available.

Agency fees are payable by the seller

Property tax: €1,800/year

Information regarding the natural risks this property is exposed to is available on: georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	60.5 m ²	Ascenseur :	Oui
Nombre de lots :	42	Taxe foncière :	€1.00	NB de pièces :	2 rooms
NB de chambres :	1 bedroom				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

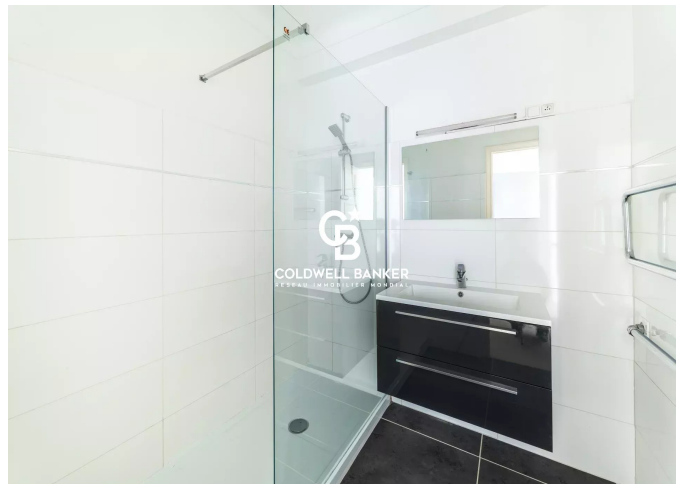
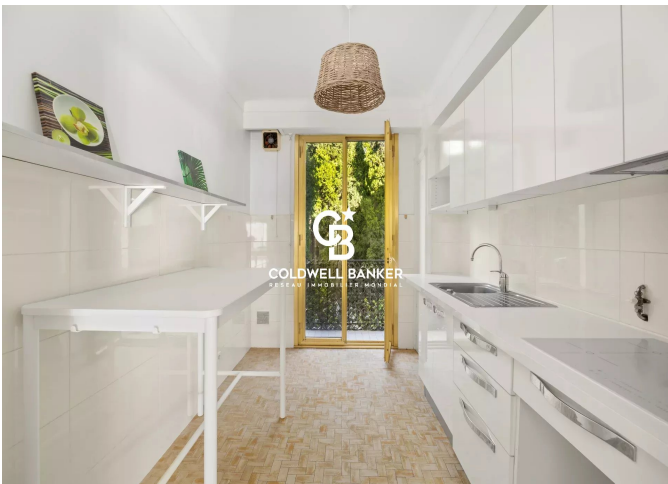
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 238

Indice d'émission de gaz à effet de serre (GES) : E 52



COLDWELL BANKER
EUROPA REALTY



11 rue Chauvain
France, 06000, Nice



TÉL : +33493852932
standingrealty@coldwellbanker.fr