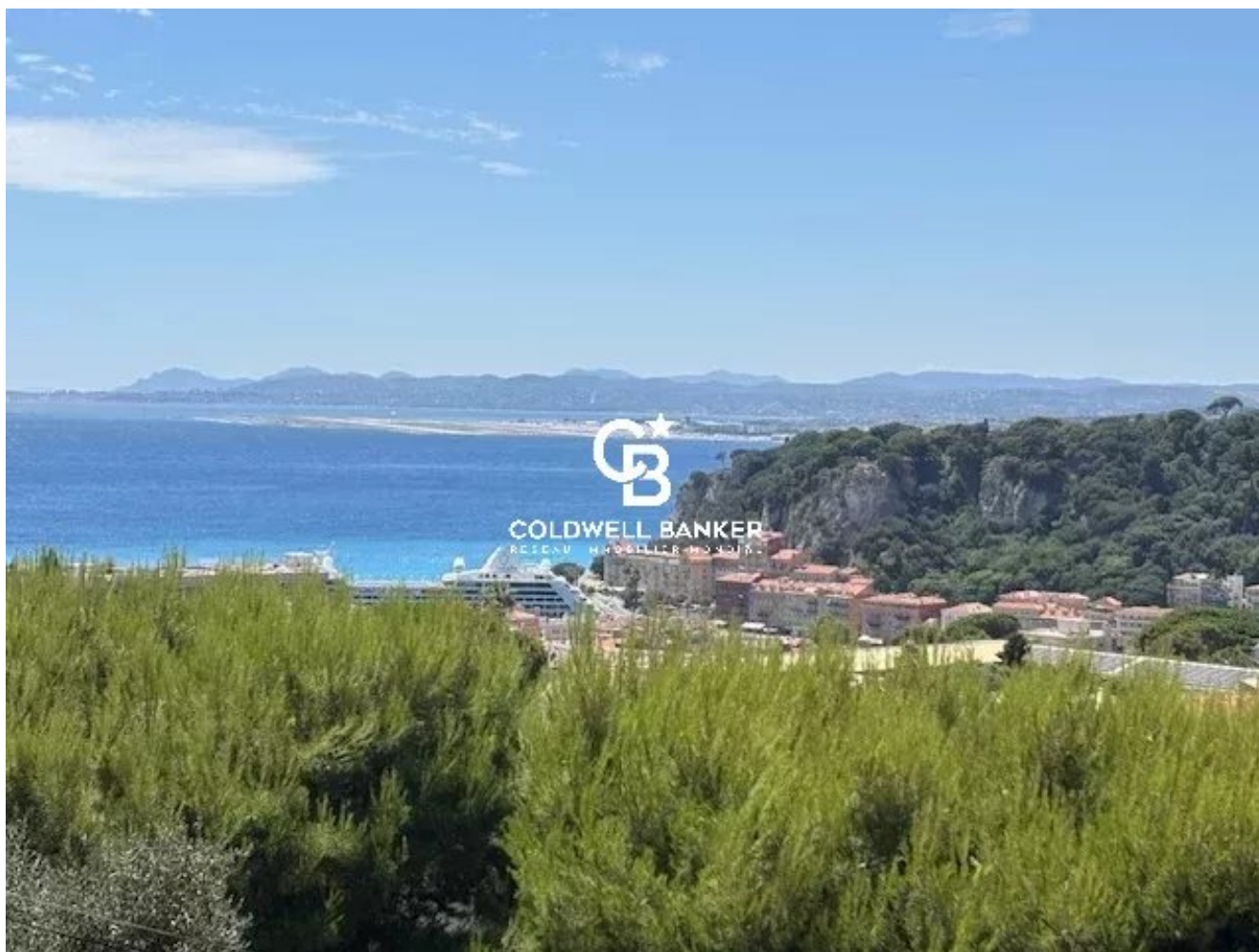


Appartement Nice 62 m<sup>2</sup>

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PRIX DE VENTE : 580 000 €

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EMAIL : [STANDINGREALTY@COLDWELLBANKER.FR](mailto:STANDINGREALTY@COLDWELLBANKER.FR)

## DESCRIPTION

### MONT BORON NICE

Near Col de Villefranche – 2-Bedroom Apartment with Panoramic Sea and City View.

Ideally located close to shops and the Col de Villefranche, in absolute calm, this beautiful 2-bedroom apartment is situated on the penultimate floor of a prestigious residence with elevator.

Bright and crossing, it offers great renovation potential. The living room opens onto a pleasant southwest-facing terrace with exceptional panoramic views of the city and the sea. At the rear, a large balcony overlooks a green setting, ideal for enjoying the peace and quiet.

Generously sized, the apartment consists of an entrance with closet, a living room, a separate kitchen, two bedrooms with built-in closets, a bathroom, and guest toilets.

A cellar completes this property.

Closed garage available at an additional cost.

A rare opportunity in a sought-after area – a must-see!

Fees paid by the seller

Service charges: €295/month

Property tax: €1,827/year.

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

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	62.34 m <sup>2</sup>	Ascenseur :	Oui
Taxe foncière :	€1.00	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](http://www.georisques.gouv.fr)

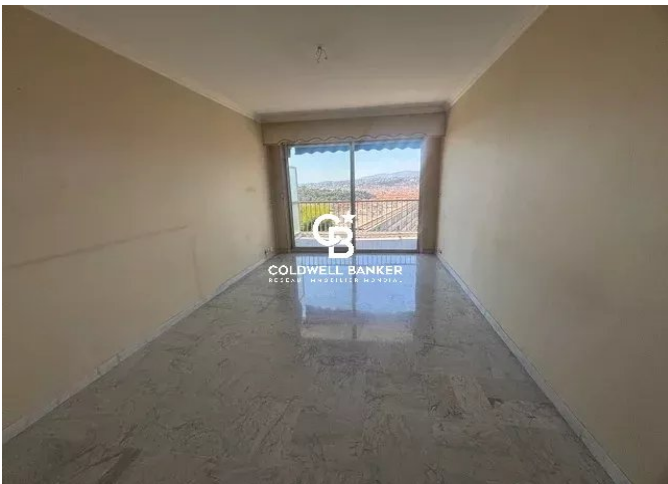
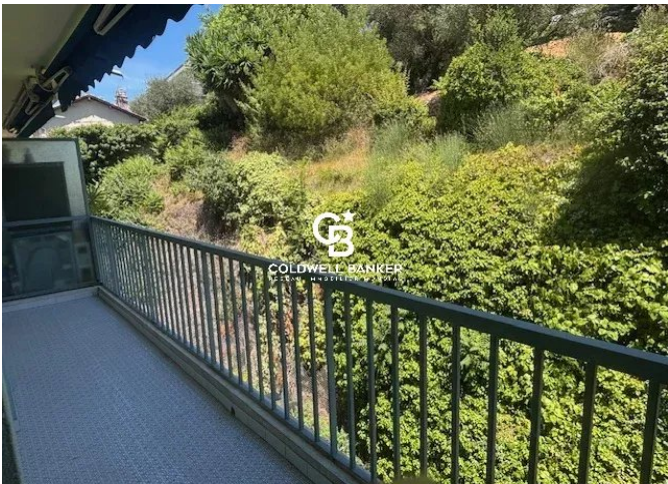
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 220

Indice d'émission de gaz à effet de serre (GES) : D 48



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