



# PORTISSIM

Tél. 04 93 07 31 62 - PORTISSIM.COM - 2 AGENCES

AGENCE DE :  
● SAINT LAURENT DU VAR  
CAGNES SUR MER

945 000 €

**For sale apartment**

**4 rooms**

**Surface : 144 m²**

**Surface of the living : 51 m²**

**Exposition : Sud ouest**

**View : Mer panoramique**

**Hot water : Collective**

**Inner condition : A refresh**

**Standing : Residential**

**Building condition : GOOD**

**Features :**

lift, Double Glazing, Parlophone, Caretaker,  
Electric blinds, Electric shutters

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 garage

2 cellars

#### Legal information

945 000 €

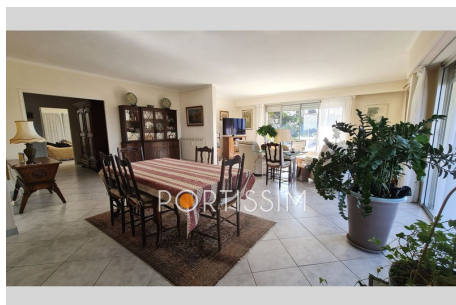
Fees paid by the owner, well  
condominium(624 lots in the  
condominium), annual current expenses  
5 496 € (458 € monthly), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 25452 Nice

EXCLUSIVELY on the top of Cimiez come and discover this exceptional 3/4 room apartment with an area of 141 m² with double garage and 2 cellars. Located on the top floor of a secure luxury residence, it has a 324 m² corner terrace with a breathtaking view of the sea and the Nice hills. Rare on the market, it consists of a large living room of 48 m² facing south and west, a master suite with its dressing room, bathroom and toilet, an equipped kitchen, an office, a bedroom with shower room, as well as plenty of storage space and a beautiful entrance with guest toilet. All rooms open onto the terrace with 3 East/South/West exposures The residence is secure with green spaces in absolute calm.

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F  
Estimated annual energy between 2460 and 3380 € (reference year 2021)  
Document non contractuel - 09/05/2024



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