



695 000 €

For sale apartment

4 rooms

Surface : 88 m<sup>2</sup>

Surface of the living : 28 m<sup>2</sup>

Exposition : Sud ouest

View : Mer panoramique

Hot water : Individuelle électrique

Inner condition : GOOD

Standing : Residential

Building condition : new

Features :

lift, Double Glazing, Parlophone, Electric blinds, Electric shutters, Piscine dans copropriété

3 bedroom

3 terraces

1 bathroom

1 shower

2 WC

1 parking

1 cellar

#### Legal information

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Fees paid by the owner, well condominium(1256 lots in the condominium), annual current expenses 2 580 € (215 € 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 25487 Nice

**NICE LANTERN/4 ROOMS/PANORAMIC SEA VIEW** In a luxury residence with swimming pool, panoramic sea view, top floor, corner, crossing, very bright, south/west, absolute calm, local shops. It consists of an entrance, an independent fitted kitchen with balcony, a large living room opening onto a 22 m<sup>2</sup> terrace with a panoramic sea view, 3 bedrooms including a master bedroom with its bathroom and panoramic view, a bathroom. water, two toilets. Underground parking and 2 cellars complete this magnificent apartment.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1070 and 1490 € (reference year 2021)  
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