

439 000 €

**For sale apartment**

**3 rooms**

**Surface : 76 m<sup>2</sup>**

**Surface of the living : 23 m<sup>2</sup>**

**Year of construction : 1983**

**Exposition : Sud**

**View : Mer panoramique**

**Hot water : Individuelle**

**Inner condition : a refresh**

**Standing : luxury**

**Building condition : good**

**Features :**

cellar, gated, double glazing, near school  
and amenities, electric shutters

2 bedroom

2 terraces

2 bathrooms

3 WC

1 cellar

**Legal information**

439 000 €

Fees paid by the owner, well  
condominium (14 lots in the condominium),  
annual current expenses 3 000 €  
(250 € 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 4948 Nice

Nice West LANTERN 3 ROOMS / RAISED GARDEN FLOOR / TERRACE / GARDEN / CAP FERRAT SEA VIEW / ABSOLUTE QUIET / STANDING RESIDENCE NEW - FAVORITE! The COT'OUEST Immobilier Napoléon III agency offers you in a very high standard residence, a true haven of peace, this superb 3-room apartment of 76m<sup>2</sup> on the raised garden level, offering a sublime view of the Baie des Anges and the Cap Ferrat. The apartment is composed as follows: entrance hall with separate WC, beautiful living room opening onto a covered terrace of 15m<sup>2</sup> and garden of 41m<sup>2</sup>, in absolute calm, facing south and not overlooked, a first beautiful bedroom of approximately 13m<sup>2</sup> (also garden access) with cupboard, bathroom with WC, a second bedroom of approximately 11m<sup>2</sup> with dressing room, bathroom and WC, a hallway with cupboards leading to an independent kitchen which opens onto a balcony. A cellar completes this property. A garage is available at an additional cost of €30,000. A refresh...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
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Cot'Ouest Immobilier - 203 avenue de la Californie - 06200 Nice

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