

450 000 €

**For sale apartment**

**3 rooms**

**Surface : 77 m<sup>2</sup>**

**Surface of the living : 25 m<sup>2</sup>**

**Year of construction : 1966**

**Exposition : Est ouest**

**View : Mer**

**Hot water : Collective**

**Inner condition : good**

**Standing : semi-luxury**

**Building condition : good**

**Features :**

cellar, gated, double glazing, near school and amenities, lift, air conditioning, pool, electric shutters

2 bedroom

1 terrace

1 bathroom

1 WC

1 cellar

**Legal information**

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Fees paid by the owner, well condominium, annual current expenses 2 760 € (230 € 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 5067 Nice

**NICE WEST NAPOLEON III EXCLUSIVE LUXURY RESIDENCE/ SEA VIEW/ HIGH FLOOR/ POOL/ TENNIS** Set back from Boulevard Napoléon III, in a secure luxury residence with tennis, swimming pool, pool house, restaurant and park (with controlled charges), Cot'Ouest offers you this large 3-room apartment on the penultimate floor of 77 m<sup>2</sup> crossing East-West benefiting from beautiful light throughout the day. On one side a bedroom and the large living room are extended by a terrace enjoying a beautiful sea view over the Bay of Angels and on the other side the equipped kitchen and the second bedroom open onto a balcony with a sea view of Cap d'Antibes. A large bathroom with bathtub and shower, and separate toilet and a beautiful dressing room complete this property. The apartment is sold with a cellar and collective parking with reserved and secure access allows you to have a guaranteed space.

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