

1 100 000 €

**For sale apartment**

**4 rooms**

**Surface : 99 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Est ouest**

**View : Mer panoramique**

**Hot water : Collective**

**Inner condition : a refresh**

**Standing : luxury**

**Building condition : good**

**Features :**

cellar, gated, double glazing, near school and amenities, caretaker, lift, Dressing, pool, electric shutters, garage

3 bedroom

3 terraces

1 bathroom

1 shower

2 WC

1 garage

1 cellar

**Legal information**

1 100 000 €

Fees paid by the owner, well condominium (300 lots in the condominium), annual current expenses 6 120 € (510 € 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 5025 Nice

**NICE WEST NAPOLEON 3 4 ROOMS / TOP FLOOR / PRIVATE SOLARIUM / GARAGE / CELLAR / SWIMMING POOL** For sale a magnificent 4-room apartment on the top floor with a surface area of 100 m<sup>2</sup>, with a SOLARIUM of 46 m<sup>2</sup> (possibility of converting into a studio) and a spacious living room/lounge of 40 m<sup>2</sup>. It is located on the top floor of a luxury building. The apartment benefits from a beautiful east-west exposure. The property offers a superb panoramic view of the sea. The kitchen is independent and equipped. The residence is secure and has all modern comforts: caretaker, elevator, swimming pool, dressing room, double glazing, electric roller shutters. Also note the presence of a cellar, a garage and the proximity to schools and amenities. The apartment consists of 2 bedrooms, a double living room/lounge, 1 bathroom, 1 shower room, 2 toilets and 3 terraces. Some modernization work is to be expected. This property is presented to you by the Cot'ouest...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1710 and 2360 € (reference year 2023)  
Document non contractuel - 25/01/2025

