

Nice Cimiez – Spacious 4-room apartment

For sale France

1 190 000 €

Nice Cimiez – Spacious 4-room apartment of 153 m² in a prestigious residence with pool. Featuring 3 bedrooms, 3 terraces, a 140 m² solarium, bright living/dining area with fireplace, independent kitchen, 2 bathrooms, dressing, 2 caves, and garage with panoramic hill and garden views.

Type	For sale	Living area	153.44 sqm
Product type	Apartment	Terrace area	175 sqm
Number of rooms	4	Bedrooms	3
City	Nice	Parkings	1
Country	France	Cellars	2
Floor	Dernier	Condition	Good condition
In collaboration with	RIVIERA PROPERTIES SAS		

Nice Cimiez – Spacious 4-room apartment of 153 m² in a prestigious residence with pool, located near Clinique Saint-Georges and local shops, in a quiet cul-de-sac. This apartment on the top floor offers three bedrooms, two bathrooms, a dressing room, and a bright living/dining area with fireplace. All rooms open onto terraces, including a 140 m² solarium accessible from the apartment, offering panoramic views of the hills and garden. Features include air conditioning, double glazing, electric shutters, elevator, intercom, digicode, and fiber optic. A rare opportunity combining comfort, space, and serenity in the heart of Nice Cimiez.

The apartment is composed as follows:

- Entrance hall
- Very spacious living and dining area with fireplace
- Separate kitchen
- 3 bedrooms
- 2 bathrooms / shower rooms
- Guest toilet
- Dressing room
- All rooms open onto outdoor spaces with unobstructed views
- 2 cellars included
- Garage included

Terraces:

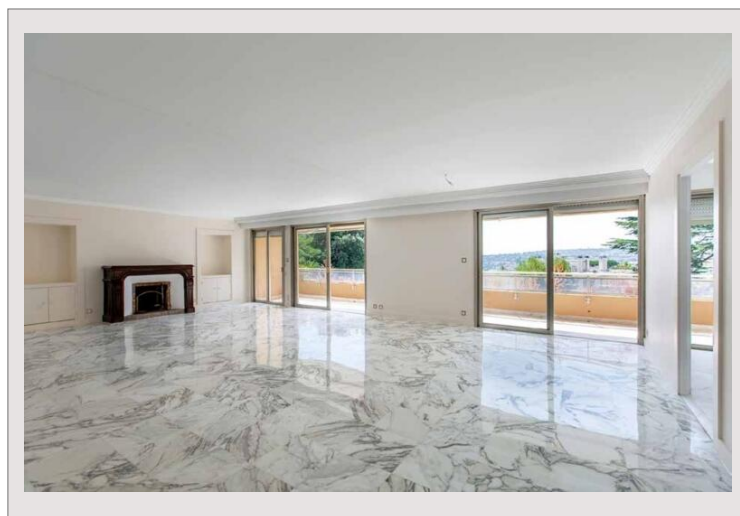
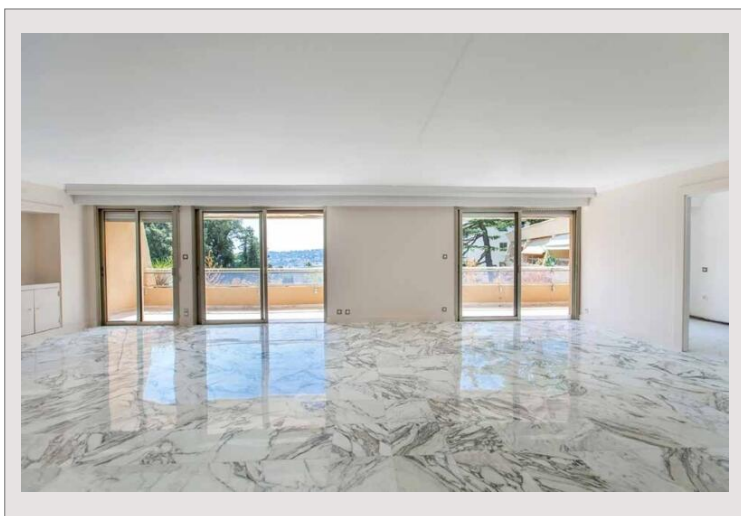
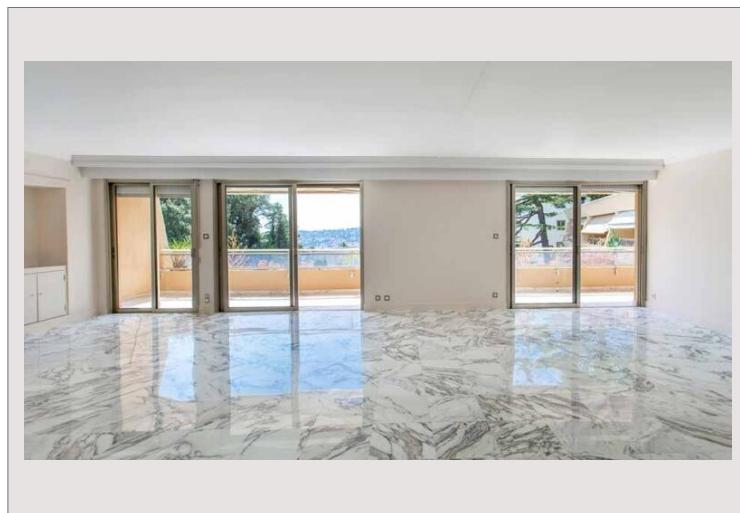
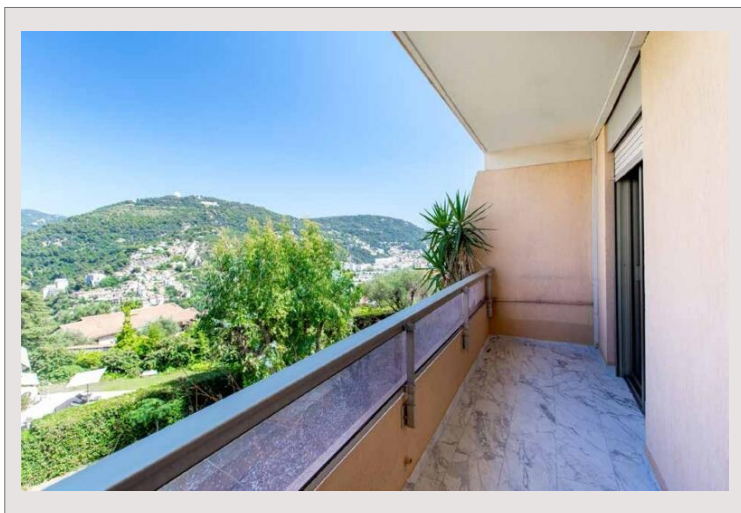
- Solarium: 140 m²
- Terrace: 20.5 m²
- Balcony: 14.5 m²

Legal Information:

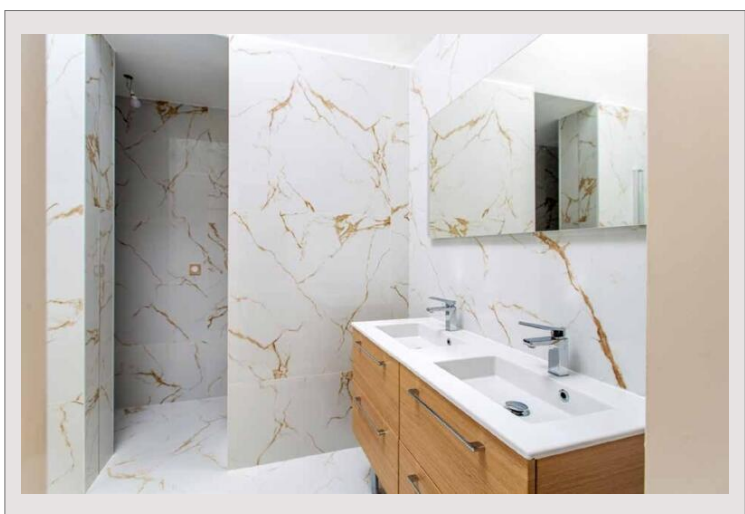
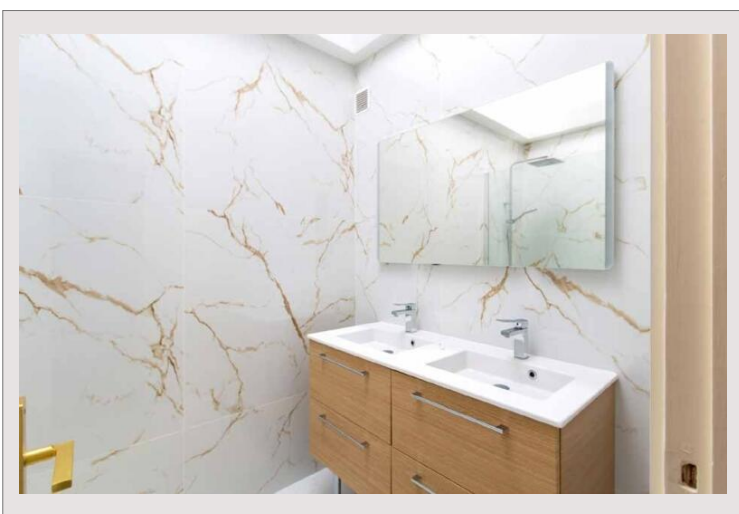
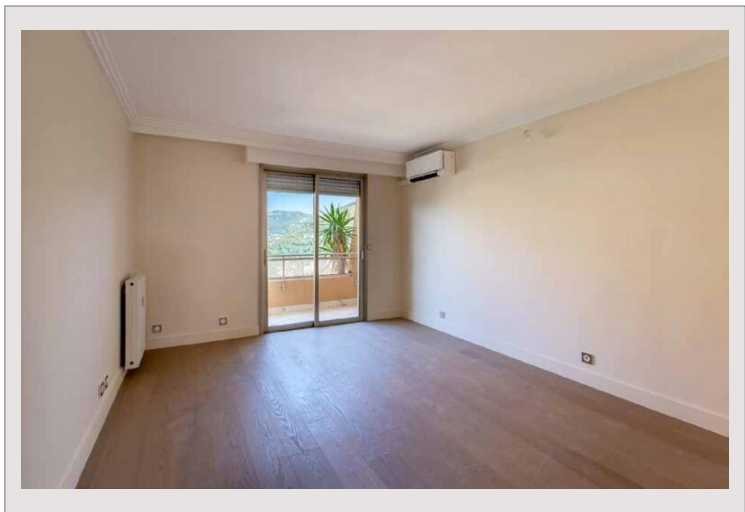
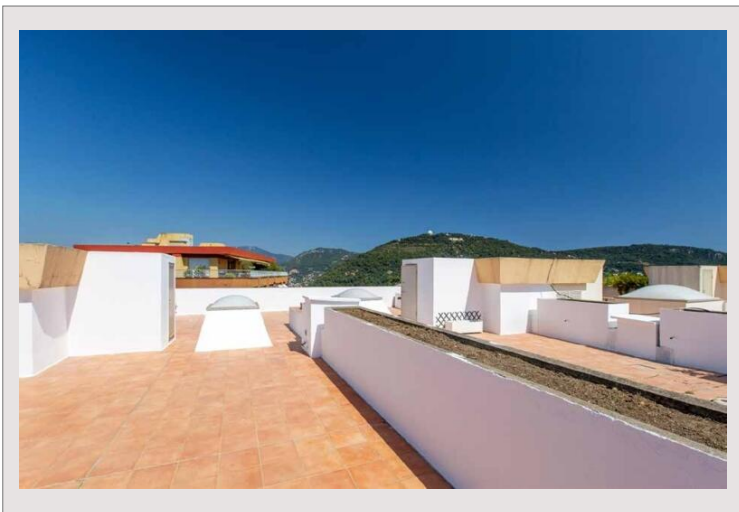
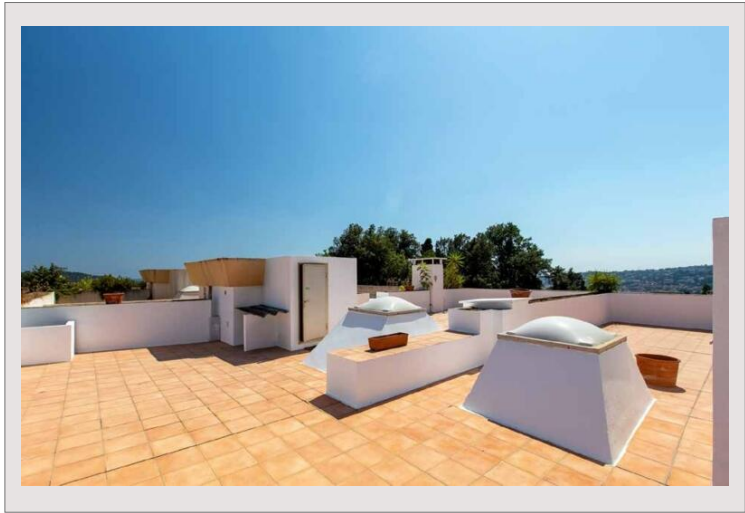
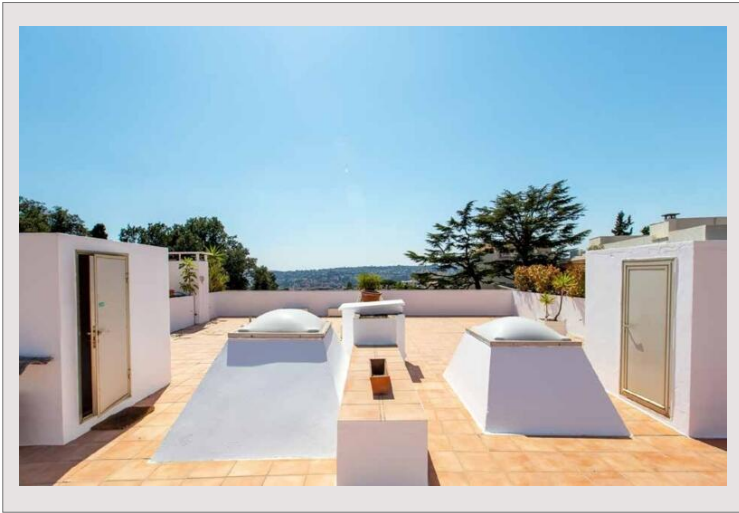
- **Agency fees:** 5% included, payable by the seller
- **Property tax:** €4,344

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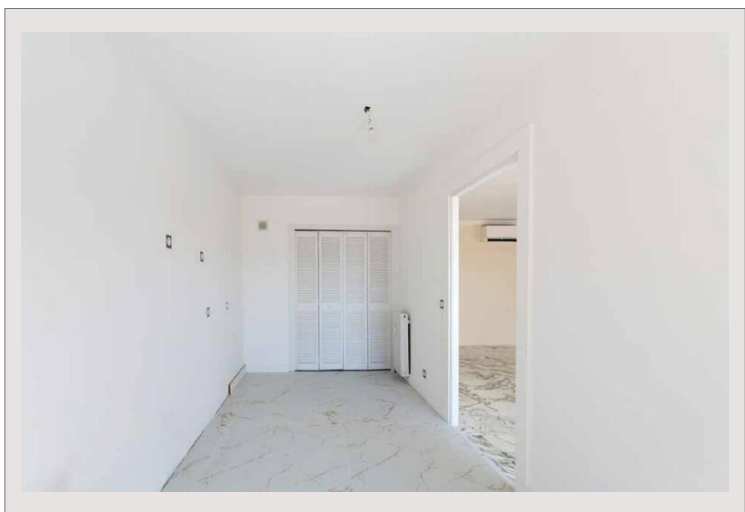
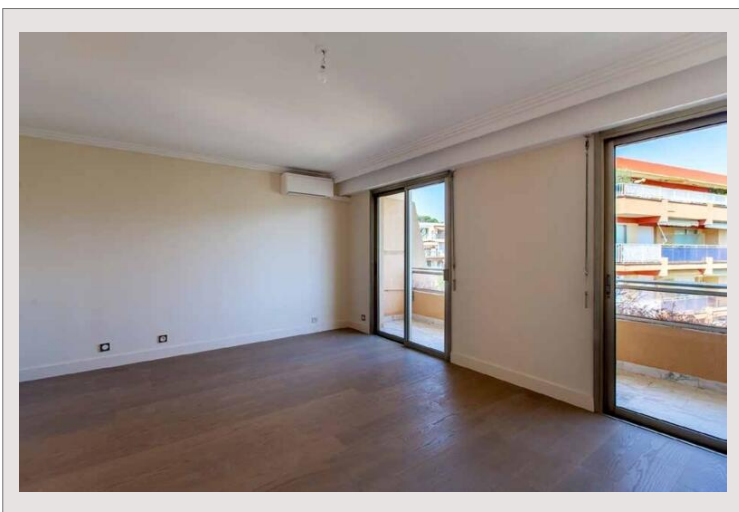
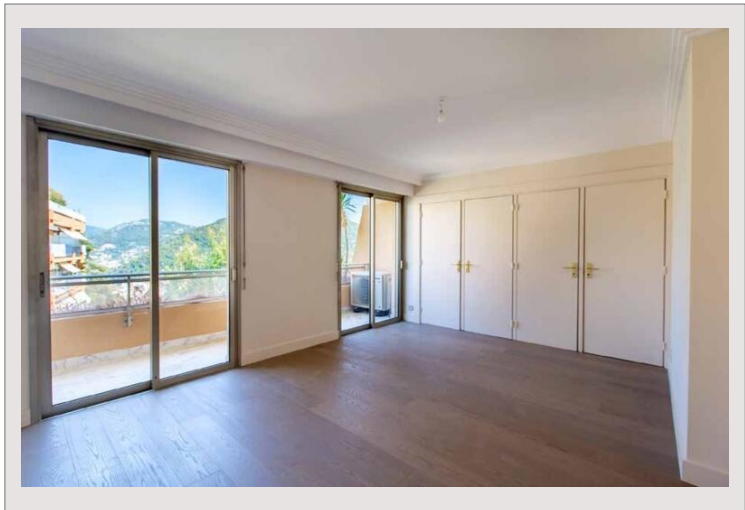
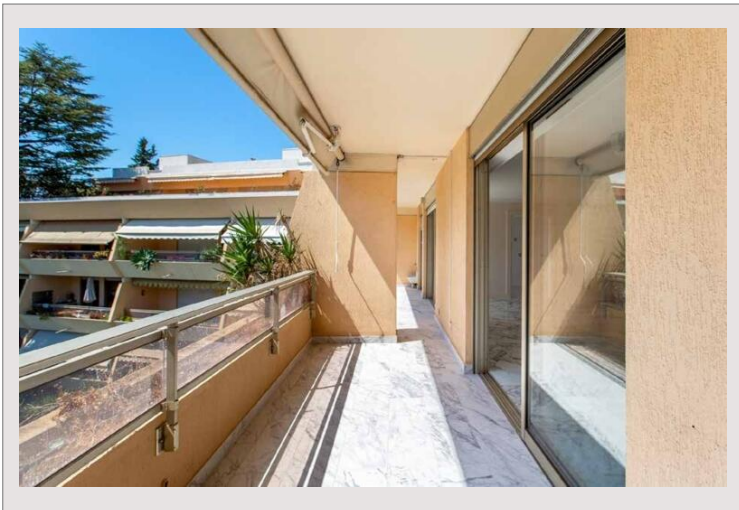
- **Monthly charges:** €653/month



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