

**360 000 €**

**For sale apartment**

**2 rooms**

**Surface : 55 m²**

**Surface of the living : 24 m²**

**Year of construction : 1991**

**Exposition : Sud est**

**View : Mer**

**Hot water : Individuelle**

**Inner condition : a refresh**

**Standing : luxury**

**Building condition : good**

**Features :**

cellar, gated, double glazing, near school  
and amenities, lift, pool

1 bedroom

2 terraces

1 bathroom

1 WC

1 garage

1 cellar

**Legal information**

360 000 €

Fees paid by the owner, well condominium,  
annual current expenses 2 063 €  
(172 € 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 5135 Nice

**NICE WEST - La Lanterne 2-ROOM APARTMENT / TOP FLOOR / SEA VIEW / GARAGE / CELLAR** Located in the highly sought-after hills of Nice West – La Lanterne neighborhood, within a small, secure, upscale residence with a swimming pool, the agency COT'OUEST Immobilier Napoleon III offers you this beautiful and spacious 2-room apartment of 55 m², situated on the 3rd and top floor of building B, with elevator. The apartment enjoys complete tranquility and a southeast-facing orientation, providing an unobstructed sea view from its main terrace. It consists of a bright living room, an independent kitchen opening onto a second balcony, a bedroom also with balcony access, a bathroom, separate toilet, and plenty of storage space. A closed garage in the basement and a cellar complete this property. Refreshing work is needed, making it ideal for personalizing to your taste. Information about the risks affecting this property are available on the Géorisques...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
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