

425 000 €

**For sale apartment**

**3 rooms**

**Surface : 93 m²**

**Surface of the living : 25 m²**

**Exposition : Est ouest**

**View : Aperçu mer**

**Hot water : Collective**

**Inner condition : to renovate**

**Standing : luxury**

**Building condition : good**

**Features :**

cellar, gated, near school and amenities,  
caretaker, lift, electric shutters

2 bedroom

2 terraces

1 bathroom

2 WC

1 garage

1 cellar

**Legal information**

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Fees paid by the owner, well condominium,  
annual current expenses 4 932 €  
(411 € 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 5047 Nice

Nice West - Flowery Corniche 3 ROOMS / CROSSING / GARAGE / CELLAR Located in the prestigious Corniche Fleurie district of Nice, in a secure, high-end residence with caretaker, this 93 m² dual-aspect apartment will offer you an exceptional living environment. This large 3-room apartment has beautiful volumes and benefits from natural light thanks to its large openings. It consists of a spacious living room opening onto a terrace with a side view of the sea, as well as an independent kitchen with a balcony. The perfect layout of the rooms allows for smooth and pleasant circulation. The apartment also consists of two large bedrooms, a bathroom and a separate toilet. Plenty of storage space and very high ceilings. You will appreciate the functionality of the whole and the optimization of spaces. This apartment requires renovation work in order to fully exploit its potential. For added comfort, a garage and a cellar complete this rare property for...

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