

479 000 €

**For sale apartment**

**3 rooms**

**Surface : 77 m²**

**Surface of the living : 23 m²**

**Year of construction : 1980**

**Exposition : Sud est**

**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, air  
conditioning

2 bedroom

1 terrace

1 shower

1 WC

1 cellar

#### Legal information

479 000 €

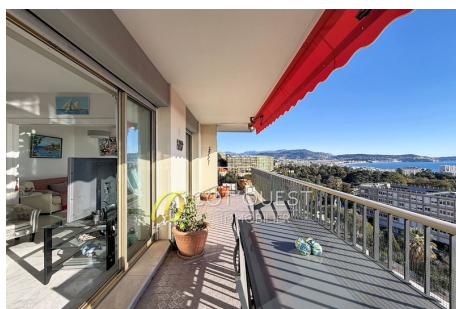
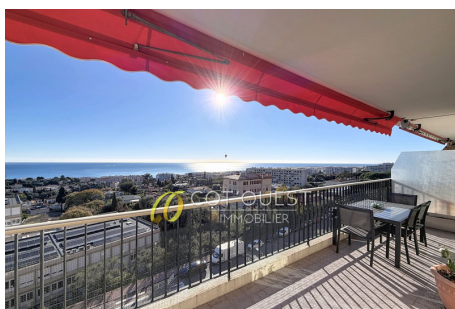
Fees paid by the owner, well condominium,  
annual current expenses 4 554 €  
(380 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



### Apartment Nice

**NICE WEST – Napoléon III CORNER 3-ROOM APARTMENT / PENULTIMATE FLOOR / PANORAMIC SEA VIEW / 40m² TERRACE** Located within a high-end residence set in a large landscaped park featuring a swimming pool, pool-house, tennis courts, and children's playgrounds, discover this stunning apartment on the penultimate floor, offering a rare and privileged living environment. With an area of 78 m², this apartment impresses with its generous spaces and its beautiful 40 m² circular terrace, a true extension of the living area, boasting breathtaking panoramic sea views over Cap Ferrat. Currently configured as a 2-room apartment, it can be converted back into a 3-room layout (renovations at the owner's expense), depending on your needs. It currently comprises: - A spacious double living/dining room flooded with natural light - A fully equipped separate kitchen with utility room - An air-conditioned bedroom - A shower room - A separate toilet - Two large...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Document non contractuel - 29/12/2025



Cot'Ouest Immobilier - 203 avenue de la Californie - 06200 Nice  
Tél. 04 92 09 77 20 - Fax. 04 93 28 82 41 - [info@cotouest-immobilier.com](mailto:info@cotouest-immobilier.com)

Carte professionnelle n°5704 T Préfecture des Alpes Maritimes - RCS NICE B 451 688 949

Code NAF 6831 Z - CGA IM montant de 120 000 € - 89, rue de la Boétie, 75008 Paris - Document non contractuel - \*prix H.A.I.