

668 000 €

For sale apartment

4 rooms

Surface : 103 m<sup>2</sup>

Surface of the living : 41 m<sup>2</sup>

Exposition : Sud est

View : Aperçu mer

Hot water : Collective

Inner condition : excellent

Standing : semi-luxury

Building condition : good

Features :

cellar, gated, double glazing, near school and amenities, lift, air conditioning, electric shutters, armored door

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 cellar

Legal information

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



## Apartment 5150 Nice

NICE Cimiez 4-Room Apartment 104 m<sup>2</sup> / Terrace / Quiet / Partial Sea and Green View / Electric Charging Station Garage Exceptional and spacious 4-room apartment of 104 m<sup>2</sup> for sale in the sought-after Cimiez neighborhood in Nice, nestled in a peaceful and green environment. This property stands out for its excellent interior condition and generous size of 104 m<sup>2</sup>, including a 42 m<sup>2</sup> living area, plus a SOUTH-facing TERRACE of 17 m<sup>2</sup>. With a Southeast exposure, the apartment offers a partial sea view from the first floor of a beautiful mid-range building with four floors. The open-plan kitchen is fully equipped, and both hot water and heating are provided collectively. Featuring 3 bedrooms (17, 14, and 10 m<sup>2</sup>), one of which has a balcony, a bathroom, a shower room, and two toilets, this property also includes a cellar and two terraces. Additional highlights: secure residence, double glazing, close to schools and amenities, elevator, air...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1070 and 1490 € (reference year 2017)  
Document non contractuel - 20/10/2025

