

550 000 €

For sale apartment

4 rooms

Surface : 86 m²

Surface of the living : 30 m²

Year of construction : 1974

Exposition : Sud

View : Mer

Hot water : Collective

Inner condition : good

Standing : residential

Features :

cellar, gated, double glazing, near school
and amenities, lift, air conditioning

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 parking

1 cellar

Legal information

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Fees paid by the owner, well
condominium (60 lots in the condominium),
annual current expenses 6 000 €
(500 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr.



Apartment 5085 Nice

NICE West - Napoleon III / Caucade ROOF TERRACE / PANORAMIC SEA VIEW / SHOPS AND TRANSPORT / GARAGE / PARKING / CELLAR Very rare on the market! Rooftop apartment close to shops, transport, and schools! Come discover this beautiful 87m² 4-room apartment, featuring a splendid 90m² terrace and benefiting from a perfect triple exposure: East, South, and West. You will be seduced by its magnificent sea view stretching from Cap Ferrat to Cap d'Antibes, without any direct vis-à-vis. All shops, transport links, and schools are located right outside the building. Road access is less than a 5-minute drive away. The apartment consists of an entrance hall, a separate kitchen of over 10m², a living room of around 30m², three bedrooms, one of which is almost 15m², a separate toilet and a bathroom with a shower and a bathtub. All rooms open onto the terrace which is circular and deep. A large electric garage with adjoining cellar and private outdoor parking...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 1000 and 1410 € (reference year 2022)
Document non contractuel - 30/04/2025



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