

599 000 €

**For sale apartment**

**4 rooms**

**Surface : 160 m²**

**Surface of the living : 36 m²**

**Year of construction : 1988**

**Exposition : Sud est**

**View : Panoramique**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Standing : residential**

**Features :**

gated, double glazing, lift, air conditioning,  
electric shutters

3 bedroom

2 terraces

2 show ers

2 WC

2 parkings

#### Legal information

599 000 €

Fees paid by the owner, well  
condominium(17 lots in the condominium),  
annual current expenses 3 360 €  
(280 € 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 5082 Nice

**NICE - Ventabrun / Bellet DUPLEX / PANORAMIC SEA AND MOUNTAIN VIEW / TERRACES / PARKING** A real favorite! Come visit this charming duplex of over 160m², located in the family-friendly neighborhood of Ventabrun on the Route de Bellet. The apartment and its terraces feel like a home and offer superb views of the city, the snow-capped mountains, the sea, and Cap Ferrat! On the first level, the apartment consists of an entrance hall, a very large living room of over 50m² including an open-plan kitchen, a living room and a dining room, a WC, a huge bedroom of almost 30m² and a first terrace of 15m². Two internal staircases and an external staircase lead to the upper floor, where you will find two bedrooms, one with a shower, a superb office located on a glass floor, a large shower room, a toilet, a laundry area, a loggia offering numerous possibilities of use, as well as the second terrace of the apartment of approximately 35m² and benefiting from...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 930 and 1310 € (reference year 2023)  
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