

485 000 €

**For sale apartment**

**3 rooms**

**Surface : 84 m²**

**Surface of the living : 23 m²**

**Year of construction : 1975**

**Exposition : Sud**

**View : Mer panoramique**

**Hot water : Collective**

**Inner condition : good**

**Standing : semi-luxury**

**Building condition : good**

**Features :**

cellar, near school and amenities, lift,  
electric shutters

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 cellar

#### Legal information

485 000 €

Fees paid by the owner, well condominium,  
annual current expenses 4 080 €  
(340 € 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 5094 Nice

**NICE WEST LANTERN LARGE THREE-ROOM APARTMENT / HIGH FLOOR / SEA VIEW / BASEMENT GARAGE.** We offer for purchase a spacious and bright apartment, located in a sought-after neighborhood for its calm and proximity to schools and essential amenities. This property was built in 1975 in a well-maintained building. It is located on the 4th floor, out of a total of 5 levels. The apartment extends over a comfortable surface area of 84.14 m² and is presented as follows: a 24 m² living room offering a panoramic view of the sea thanks to its southern exposure. It is a true invitation to relax and let go. The independent kitchen is fully equipped with modern appliances. Two bathrooms, one of which is in the master suite. Two toilets. Heating and hot water are provided through a collective system. In addition, the interior condition of the apartment is completely renovated. A cellar and a garage are also available. Information on the risks to which this...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1130 and 1580 € (reference year 2021)  
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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.