

## Nice Mont Boron – 3-Room Apartment with Panoramic Sea Views

For sale France

580 000 €

Nice Mont Boron – Bright 3-room apartment of 62 m<sup>2</sup> on a high floor of a prestigious residence. Featuring 2 bedrooms, living room, separate kitchen, bathroom, guest toilet, terrace and balcony with panoramic city, sea, and hill views. Cave included. Garage possible. To renovate.

|                       |                        |              |           |
|-----------------------|------------------------|--------------|-----------|
| Type                  | For sale               | Total area   | 77.57 sqm |
| Product type          | Apartment              | Living area  | 62 sqm    |
| Number of rooms       | 3                      | Terrace area | 15.57 sqm |
| City                  | Nice                   | Bedrooms     | 2         |
| Country               | France                 | Cellars      | 1         |
| Floor                 | 3                      | Condition    | Renovated |
| In collaboration with | SAS RIVIERA PROPERTIES |              |           |

**Nice Mont Boron** – Located near Col de Villefranche and its shops, this 3-room apartment of 62 m<sup>2</sup> is on the penultimate floor of a prestigious residence. It features an entrance with closet, living room, separate kitchen, two bedrooms with closets, a bathroom, and a guest toilet. The apartment opens onto a South-West-facing terrace with panoramic city and sea views, and a large balcony overlooking greenery. A cave is included, and a garage is possible. The property benefits from double glazing, aluminum windows, elevator, intercom, digicode, exterior lighting, fire alarm, electric gate, and security door. An exceptional opportunity to renovate a residence with stunning views.

### Key Features

- 2 bedrooms with closets
- Living room
- Separate kitchen
- Bathroom + guest toilet
- Cave included
- Garage possible
- South-West exposure with panoramic city, sea, and hill views
- 3rd-floor apartment (penultimate floor)
- Amenities: double glazing, aluminum windows, elevator, intercom, digicode, exterior lighting, fire alarm, electric gate, security door

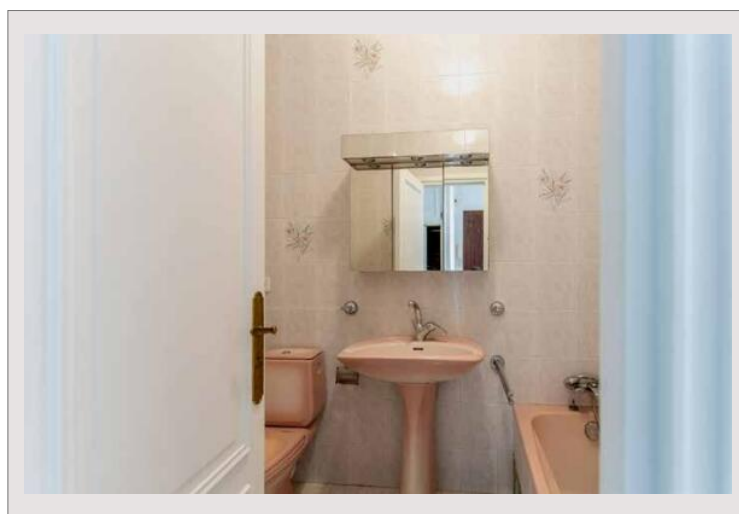
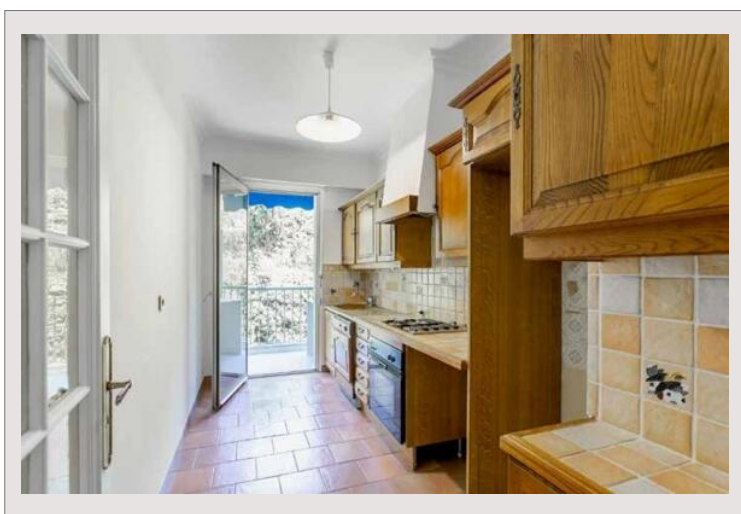
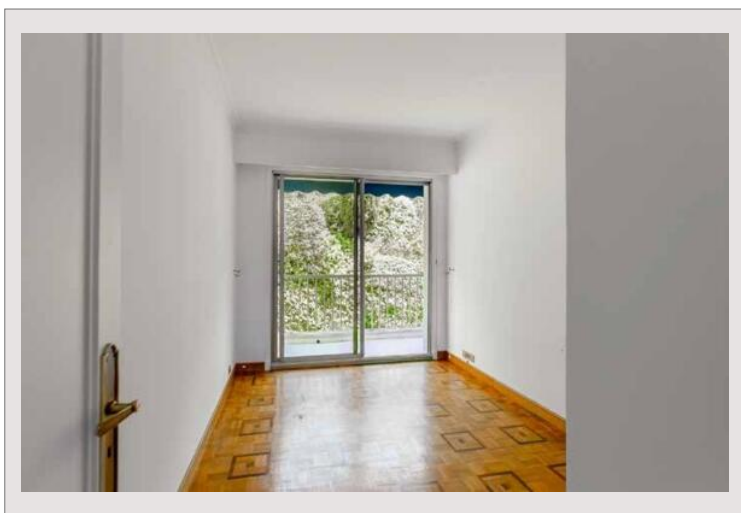
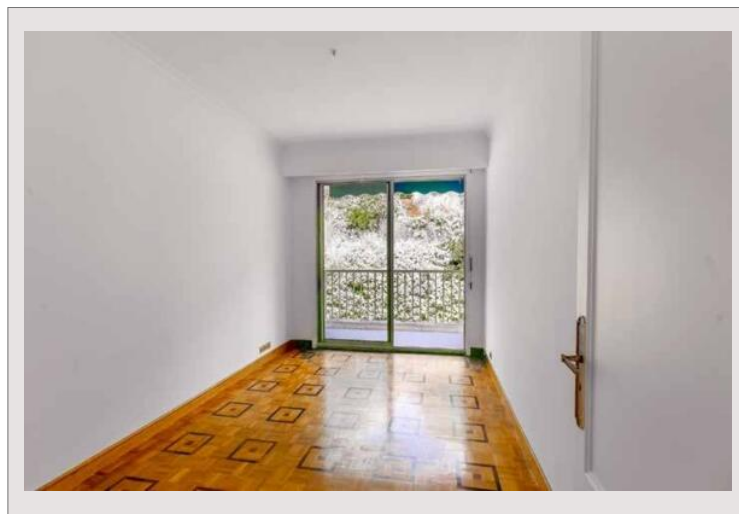
### Legal Information

- **Agency fees:** 5% included, payable by the seller
- **Property tax:** €1,827
- **Monthly charges:** €295/month

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