

499 000 €

**Buying apartment**

**3 rooms**

**Surface : 77 m<sup>2</sup>**

**Year of construction : 1971**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Collective**

**Standing : Luxury**

**Features :**

Lift, Double Glazing, Secured residence,  
Calm, Air conditioning, residential, Electric  
blinds, Electric shutters, Pool

2 bedroom

1 terrace

1 bathroom

1 garage

1 cellar

Document non contractuel  
09/05/2025 - Prix T.T.C



**Apartment 1422 Nice**

**SALE IN BARE OWNERSHIP WITH RIGHT OF USE AND HABITATION** We present this beautiful 3-room apartment located in the best area of Nice West, on the heights of Fabron. Ideally located on the corner, in a very sought-after ultra-standing and secure residence. Its living area of 78 m<sup>2</sup> offers a comfortable space, with a bright living room with double exposure, an open fitted kitchen, 2 bedrooms, a walk-in shower room with WC, 1 separate WC. You can also enjoy a magnificent 70 m<sup>2</sup> South terrace, quiet, ideal for your moments of relaxation outdoors. The setting is green and the view clear, with a glimpse of the sea. A closed garage and a cellar in the basement complete this property. The building will seduce you with its high level of services: year-round caretaker, wooded park, magnificent swimming pool with pool house and summer restaurant, gym, billiard room, 3 tennis courts. Value of the property €550,000, i.e. a discount of 32%. Payment without annuity, with possibility of bank financing.

**Fees and charges :**

Annual current expenses 4 440 €

Well condominium

