

**Price on request**

**Buying traversant**

**3 rooms**

**Surface : 84 m²**

**Surface of the living : 26 m²**

**Year of construction : 1980**

**Exposition : Est ouest**

**View : Jardin piscine**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : Luxe**

**Building condition : Ravalement fait**

**Features :**

lift, park, gated, calm, armored door,  
residential, air conditioning, Gardien, pool,  
Garage

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

15/07/2025 - Prix T.T.C



### Traversant 23 Nice

NICE - MONT BORON - ABSOLUTE CALM - SWIMMING POOL - TERRACES 30m² - CLOSED GARAGE - AIR CONDITIONING In a beautiful recent luxury residence with caretaker and swimming pool, Magnificent 3-room apartment completely renovated with "top-of-the-range" services, opening entirely onto the terraces. Entrance hall with built-in storage, Large bright living room of 35m² opening onto a deep terrace of 30m², facing west, in perfect calm with a beautiful open view of the gardens and swimming pool. Independent fitted kitchen of 10m² opening onto a private terrace of 9m². Master bedroom (shower room, WC, dressing room) opening onto the large terrace and the gardens Air-conditioned bedroom with storage, parquet floor, also open onto the terrace, large closet, guest toilet and bathroom Closed garage and healthy cellar, direct access by lift. Ideally located close to shops, easy access via Monaco or Nice Possibility to rent parking in SUS

Fees and charges :

Annual current expenses 3 000 €

Well condominium



**RIVIERA BAY - 4 Bd de la Corne d'Or (Moyenne Corniche) - 06230 Villefranche-sur-Mer**  
***Parking Gratuit devant l'agence / Free Parking Lots available***

Tél. +33 (0)4 93 04 22 12 - [contact@riviera-bay.com](mailto:contact@riviera-bay.com) - [www.riviera-bay.com](http://www.riviera-bay.com)

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