



Breathtaking sea view, Nice Mont-Boron

2 450 000 €



DESCRIPTIVE :

Nestled in the heart of Mont-Boron area, in a small, confidential, and luxury building, superb apartment of approx. 200SQ.M benefiting from a large terrace of approx. 114SQ.M. Facing southwest, it enjoys a stunning view over the sea (from the "Baie des Anges" to the "Esterel mountains") and the majestic Château's hill.

The flat consists of: an entrance hall, a large living/dining room with an open-plan fitted kitchen (approx. 60SQ.M), a Master bedroom with ensuite bathroom and dressing room, 2 bedrooms with terrace access, and an en suite bathroom, an office that can be transformed into an extra bedroom or gym, and a large laundry room.

The building benefits from a large heated swimming pool surrounded by a wonderful landscaped garden, a sauna and a bathroom.

The apartment is air-conditioned and sold with two garage spaces which can be transformed into closed boxes as well as a large 30SQ.M cellar located on the same floor as the apartment.

A true haven of peace to discover.

Property in co-ownership Building: Yes
No procedure in progress (articles 29-1A/29-1 law 65-557, L.615-6 of the CCH)
Monthly co-ownership charges: €945
Land tax: €4,670
Energy Consumption: C - 103Kwh/m2/year
GHG emissions: A - 4KgCO2/m2/year
Information on the risks to which this property is exposed is available on the "Géorisques" website: <http://georisques.gouv.fr>
Agency fees due by the seller.

DETAILS



*200 m²



114 m²



Good condition



3



Facing west



Sea, Panoramic view

*marketable surface area

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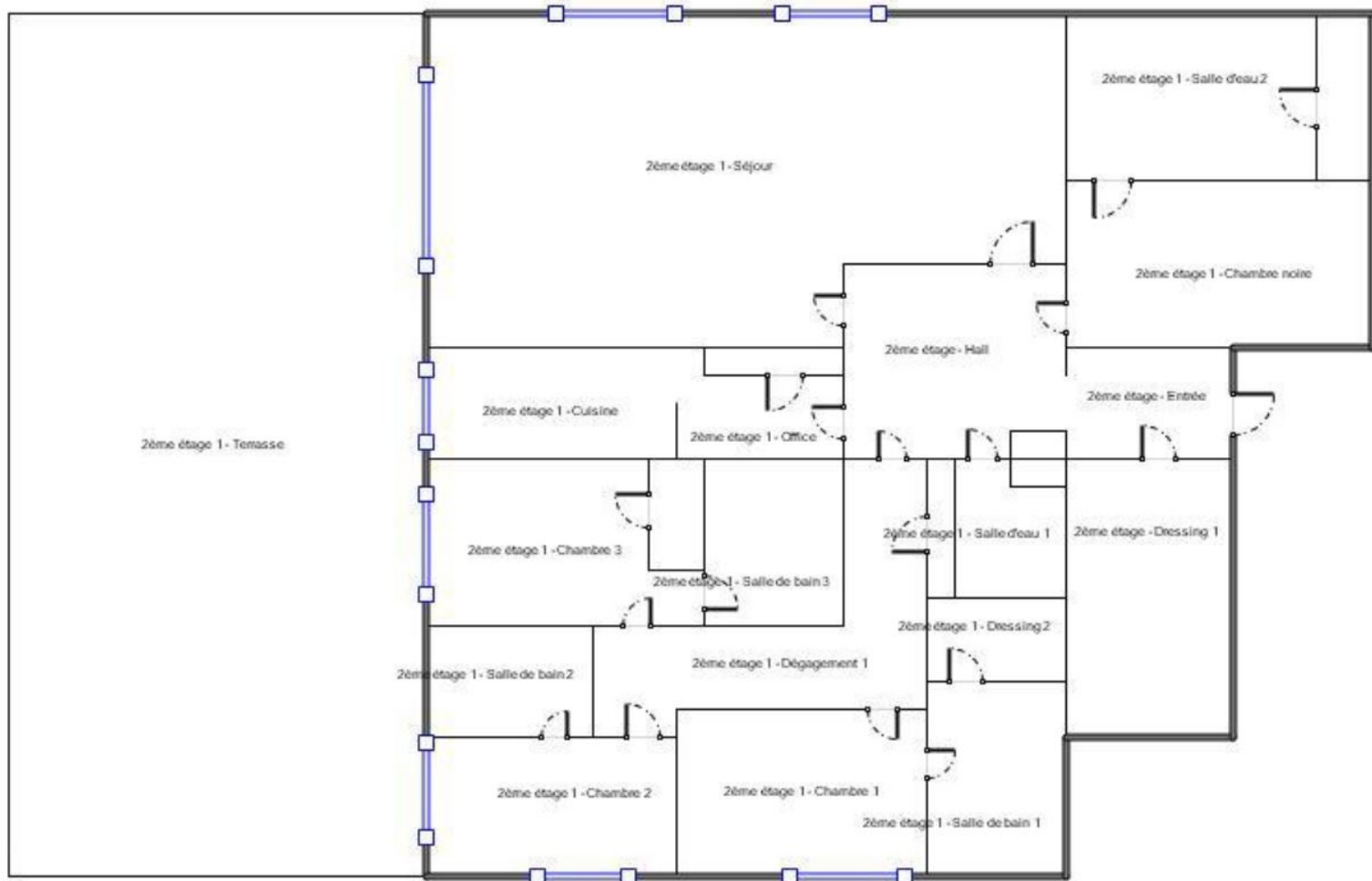
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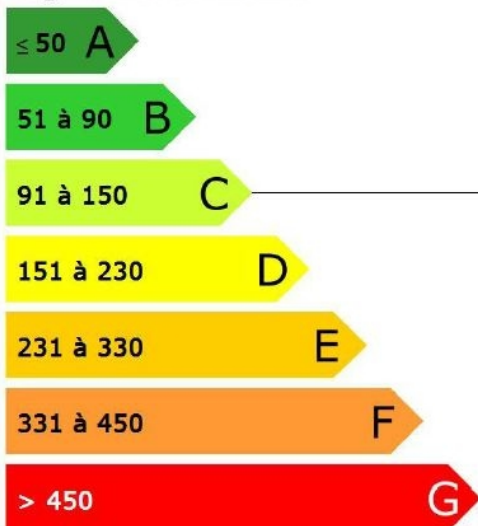
Consommations énergétiques (En énergie primaire)
Pour le chauffage, la production d'eau chaude
sanitaire et le refroidissement

Consommation conventionnelle : **103 kWh_{EP}/m².an**
sur la base d'estimations à l'immeuble / au logement

Émissions de gaz à effet de serre (GES)
Pour le chauffage, la production d'eau chaude
sanitaire et le refroidissement

Estimation des émissions : **4 kg_{éqCO₂}/m².an**

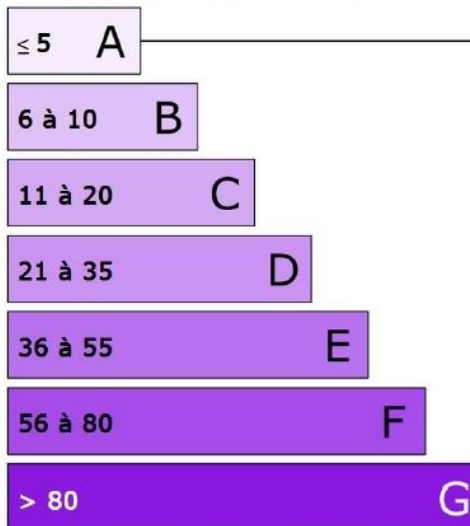
Logement économe



Logement

103
kWh_{EP}/m².an

Faible émission de GES



Logement

4
kg_{éqCO₂}/m².an

Forte émission de GES

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