

Nice - Sale - Apartment 4 rooms - Sole Agent

Ref.: YKR3Q3E

1 680 000 €

Co-Exclusive - Exceptional Top Floor - Panoramic Sea View - Le Parc Vigier, Nice



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CARD PROF. No. 5635T PREF. AM - INSURANCE RCP: LLOYD'S, 8-10 LAMENNAIS STREET, 75008 PARIS - NON-CONTRACTUAL DOCUMENT

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Description

Co-Exclusive. Very rare on the market, this dual-aspect top-floor apartment offers commanding and breathtaking views of the sea, Parc Vigier, and the port of Nice, as well as the charming Belle Époque villas of Mont-Boron and the surrounding vegetation.

Located in the prestigious and sought-after residence "Le Parc Vigier" with a caretaker, this 4-room apartment has been completely renovated with a 10-year warranty and high-end amenities.

The spacious double living room of nearly 50m², bathed in light, can easily be separated to restore its original layout: a welcoming living area and a superb third bedroom with a sea view.

The apartment benefits from two deep terraces totaling almost 50m², one on the living room side and one on the bedroom side, perfect for enjoying the mild Nice climate.

Two elegant bedrooms, a third bedroom with a sea view from the double living room, a bathroom with a bathtub and a shower room, built-in wardrobes, and reversible air conditioning embedded in the false ceilings in all rooms complete this exceptional property. A cellar is also included.

As an option, you can purchase one of the most beautiful garages in the residence, large and easily accessible, as well as a quiet maid's room with bathroom.

Large park accessible to residents (and privately for residents: evenings and early mornings)

Just a few steps away: shops, La Réserve and Coco Beach beaches, and a bus and tram stop nearby.

Surface area: 80.50m² Carrez Law

Annual charges: €4,408

Property tax: €2,460



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Specifications

Surface	80 m²
Total surface of the terraces	50 m²
Number of rooms	4
Number of rooms	3
Number of bathrooms	1
Number of toilets	1
Number of terraces	2
Number of garages	1
Number of cellars	1
Floor Level	5 / 5 With lift
Heating	
Hot Water	
Exposure	North West North East South East South West
Services	air-condition, Sea view, Guardian, xm
	DPE : G: 0 - GES : G: 0
Price	1 680 000 €



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