

APARTMENT - 5 PIÈCE(S) - 170 M<sup>2</sup>

2 650 000 €



## DESCRIPTIF DETAILLE

Ref : MSE-10933

<b>Surface :</b>	170 M <sup>2</sup>
<b>Style immeuble :</b>	Moderne
<b>Etat :</b>	Excellent condition
<b>Pièces(s) :</b>	5
<b>Chambre(s) :</b>	4
<b>Bains/Douches :</b>	4
<b>Toilette(s) :</b>	NC
<b>Surface séjour :</b>	41.85 M <sup>2</sup>
<b>Balcon(s) :</b>	19 M <sup>2</sup>
<b>Terrasse(s) :</b>	1 M <sup>2</sup>

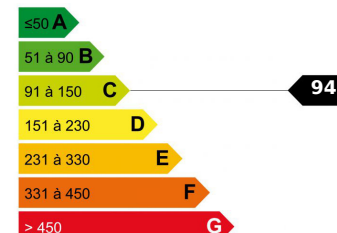
<b>Etage :</b>	Garden level
<b>Exposition :</b>	South-west
<b>Vue :</b>	Panoramic
<b>Chauffage :</b>	Air-conditioning
<b>Eau chaude :</b>	Individual
<b>Parking(s) :</b>	NC
<b>Garage(s) :</b>	3
<b>Cave :</b>	1
<b>Taxe foncière :</b>	4 000,00 €
<b>Charges :</b>	NC

NICE MONT BORON : In one of the most luxurious residences in Nice with park, swimming pool and 24/7 caretaker, exceptional duplex villa apartment of 170 m<sup>2</sup> with garden of 200sqm and large terrace of 63sqm. Facing South and West, it offers a magnificent panoramic view of the city, the hills and the sea. Organized into 5 main rooms, it consists of a large cathedral living room opening onto the garden, fitted and equipped independent kitchen with pantry, 4 beautiful en-suite bedrooms including two Masters, each with bathroom or shower, guest toilet and plenty of storage space. All the main rooms open onto the exterior. This exceptional apartment also has a cellar and two large garages.

Agency fees of 6% included at the expense of the seller.

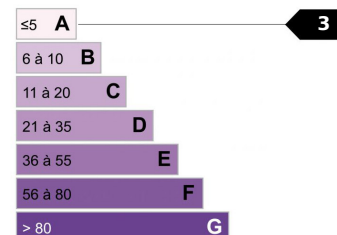
**PRESTATIONS :** Air-conditioning, Double glazing, Window shade, Disabled access, Fire alarm system, Lift, Concierge, Alarm system, Digicode, Caretaker, Intercom, Electric gate, Security door, Videophone, Swimming pool, Internet, Electric awnings, Electric shutters, Irrigation sprinkler, Outdoor lighting, Optical fiber, Video security

## Logement économe



## Logement énergivore

## Faible émission de GES



## Forte émission de GES