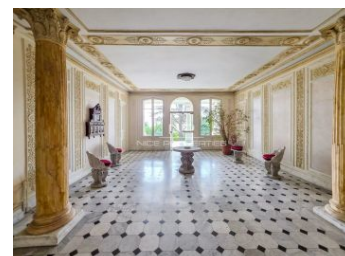


APARTMENT - 6 PIÈCE(S) - 268 M²

2 650 000 €



Surface :	268 M ²
Style immeuble :	BELLE ÉPOQUE
Etat :	Excellent condition
Pièces(s) :	6
Chambre(s) :	2
Bains/Douches :	1
Toilette(s) :	1
Surface séjour :	14.16 M ²
Balcon(s) :	NC
Terrasse(s) :	1 M ²

Etage :	Garden level
Exposition :	South
Vue :	Panoramic
Chauffage :	Radiator
Eau chaude :	Individual
Parking(s) :	2
Garage(s) :	NC
Cave :	NC
Taxe foncière :	6 705,00 €
Charges :	NC

NICE MONT BORON : Located just a short walk from the Port of Nice, local shops, and the tram line, within a magnificent late 19th-century (1880) neoclassical villa, we invite you to discover an exceptional apartment offering 288 m² of living space. It features a south-facing 20 m² terrace and a stunning 350 m² garden planted with trees, with the potential to install a private swimming pool. With its perfectly preserved period architectural features—including frescoes, fireplaces, moldings, and ceiling medallions—alongside ceilings over 4 meters high and magnificent parquet flooring, this truly unique and light-filled property offers fantastic proportions and absolute tranquility that will delight lovers of fine historic architecture.

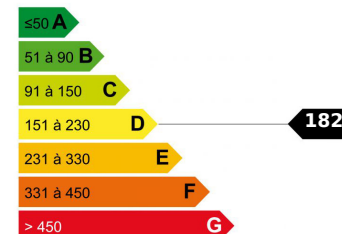
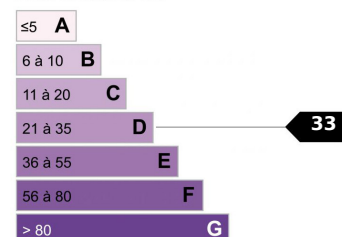
A spacious entrance hall with storage leads to the main level, comprising a living room, dining room, fully equipped kitchen, four bedrooms, three shower rooms, a laundry room, a guest toilet, and ample storage space.

The residence offers a swimming pool and a beautiful garden. Additionally, this rare property comes with two parking spaces.

Agency fees of 5% included, payable by the seller.

PRESTATIONS : Air-conditioning, Fireplace, Internet, Car port, Irrigation sprinkler, Fence, Outdoor

Logement économe

Logement énergivore
Faible émission de GES

Forte émission de GES

Agence NP Masséna

10 rue Masséna

06000 Nice

Tél : +33 (0)4 93 01 50 00

Email : info@nice-properties.fr

lighting, Optical fiber, Alarm system, Window bars, Digicode, Intercom, Security door,
Condominium pool