

# French Properties

ONLINE

€1 575 000

**4 bedroom apartment**  
**Surface : 147 m<sup>2</sup>**  
**Surface of the living room: 45 m<sup>2</sup>**  
**Terrace area: 33 m<sup>2</sup>**  
**Exposition:** east-west  
**View :** urban  
**Kitchen:** equipped independent  
**Heating:** collective  
**Inner condition:** good  
**Building condition:** good

**Features:**

caretaker, shops at walking distance, lift, air conditioning

4 bedroom  
3 terraces  
2 bathrooms  
2 WC  
1 garage  
1 cellar

**Energy class (dpe): C**

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

Document non contractuel  
23/02/2025 - Prix T.T.C



## Apartment Nice

**NICE CARRÉ D'OR - GRIMALDI:** a superb 5-room apartment, crossing East / West located on the 6th floor (alone on the landing) of a luxury building with caretaker and receptionist. It is ideally located on rue Maccarani. Quiet and close to all amenities and the sea. With a surface area of 147m<sup>2</sup> Carrez law, this property is composed of a 50m<sup>2</sup> living room opening onto a beautiful 32m<sup>2</sup> terrace, a fully equipped separate kitchen with balcony, a master bedroom with shower room (23.50M<sup>2</sup>) and its terrace. A sleeping area with three other bedrooms, a bathroom with toilet, a guest toilet, a dressing room and numerous cupboards enhance this exceptional property. Accompanied by underground parking and a cellar. You will enjoy a lovely view of the city and the hills on the east side, as well as the calm and greenery on its west side.

Fees and charges :

Well condominium

275 lots in the condominium 1 575 000 € fees included

