

# French Properties

ONLINE

€895 000

**3 bedroom apartment**  
**Surface :** 120 m<sup>2</sup>  
**Surface of the living room:** 46 m<sup>2</sup>  
**Terrace area:** 90 m<sup>2</sup>  
**Exposition:** south  
**View :** sea view  
**Kitchen:** separate kitchen  
**Hot water:** individual electric  
**Heating:** individual air conditioning  
**Inner condition:** to renovate  
**Standing:** residential

**Features:**

sea view , calm, lift, pool

3 bedroom  
1 terrace  
1 bathroom  
1 shower  
2 WC  
2 garage

**Energy class (dpe):** Unavailable

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

Unavailable

Document non contractuel

19/04/2025 - Prix T.T.C



## Apartment 849 Nice

Stunning rooftop apartment to renovate – Mont Boron district, Nice Located in the prestigious residential area of Mont Boron in Nice, this superb top-floor 4-room apartment offers exceptional potential after renovation. This rare property of 120 sqm includes an entrance hall, a separate kitchen (which can be opened onto the living area), and a bright, spacious living room of 46 sqm (or 61 sqm if the kitchen is opened), all opening onto a beautiful 90 sqm south-facing corner terrace with a lovely sea glimpse. The night area features three bedrooms, including one en suite with shower and toilet, a separate bathroom, and an independent guest toilet.

The modern and secure residence includes a swimming pool. Two closed garages in the basement are also included. Ideal location: Mont Boron is one of the most sought-after areas of Nice, known for its peaceful atmosphere, greenery, and proximity to the sea and surrounding hills. It offers an exceptional living environment between sea and nature, with hiking trails in the Mont Boron forest park, panoramic viewpoints over the bay of Villefranche and Cap Ferrat, and quick access to the coastline and quiet beaches. • Easy access to the city center of Nice (10 minutes by car or via nearby public transportation), where you can enjoy the

