

# French Properties

ONLINE

€895 000

**3 bedroom apartment**  
**Surface : 120 m²**  
**Surface of the living room: 46 m²**  
**Terrace area: 90 m²**  
**Exposition:** south  
**View :** sea view  
**Kitchen:** separate kitchen  
**Hot water:** individual electric  
**Heating:** individual air conditioning  
**Inner condition:** to renovate  
**Standing:** residential

#### Features:

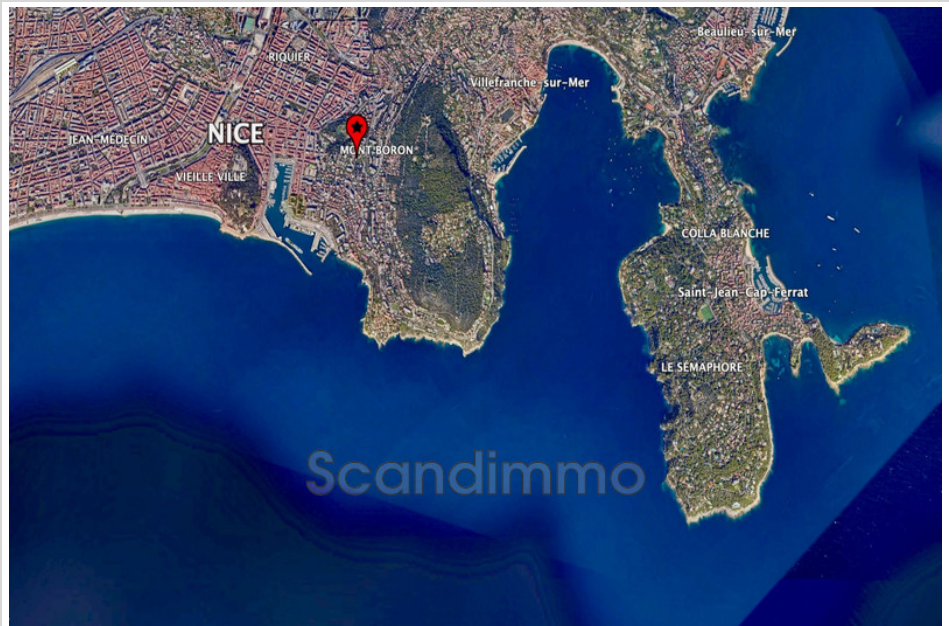
sea view , calm, lift, pool

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  
 01/07/2025 - Prix T.T.C



## Apartment 849 Nice

Magnificent roof terrace to renovate – Mont Boron district, Nice = Rare Opportunity – Back on the Market! = Located in the prestigious residential district of Mont Boron in Nice, this superb 4-room top-floor apartment offers exceptional potential after renovation. This rare 120 m² property comprises an entrance hall, a separate kitchen (which can be opened onto the living room), and a large, bright living room of 46 m² (or 61 m² with an open kitchen), opening onto a superb 90 m² corner terrace facing south/southwest, with a beautiful sea view. The sleeping area includes three bedrooms, including an en-suite bedroom with shower room and toilet, a separate bathroom, and a separate toilet. This modern and secure residence features a swimming pool. Two secure underground garages complete this property. Ideal location: The Mont Boron district is one of Nice's most sought-after areas, renowned for its tranquility, greenery, and close proximity to the sea and surrounding hills. It offers an exceptional living environment nestled between the sea and nature, with hiking trails in the Mont Boron Forest Park, panoramic views of Villefranche Bay and Cap Ferrat, and easy access to the seaside and the coast's secluded beaches. • Easy access to Nice city center (10 minutes by car or

