

# French Properties

## ONLINE

### Price on application

2 bedroom apartment

Surface : 88 m<sup>2</sup>

Surface of the living room: 35 m<sup>2</sup>

Terrace area: 10 m<sup>2</sup>

Exposition: south

View : Seaside

Kitchen: fitted kitchen

Hot water: collective

Heating: individual air conditioning

Inner condition: excellent

#### Features:

sea view , beach walk, shops at walking distance, lift, Meublé, air conditioning

2 bedroom

1 terrace

2 bathrooms

1 WC

Energy class (dpe): D

Emission of greenhouse gases (ges): D

Document non contractuel

31/01/2026 - Prix T.T.C



### Apartment Nice

Exceptional 3-room apartment with terrace and panoramic sea view – Nice Port / Franck Pilatte Ideally located between Nice Port and the famous diving board of the Bay of Angels, in a peaceful, well-maintained residence facing the sea, discover this stunning 3-room apartment of 88 m<sup>2</sup> featuring a sunny 10.5 m<sup>2</sup> terrace facing due south with breathtaking sea views. This rare property stands out for its optimized layout and modern comfort: exceptional brightness, generous space, and practical amenities. It includes a spacious living room with an open kitchen opening directly onto the terrace, a large master bedroom with built-in storage, a bathroom with a bathtub, an additional shower room, a walk-in closet, as well as a room set up as an independent studio with a kitchenette and private shower room – ideal for a pied-à-terre, main residence, or rental investment. Key features: • South-facing terrace with exceptional sea view • Bright and optimized layout • Independent bedroom/studio with separate entrance • Sold furnished and equipped, move-in ready • Possibility of parking spaces in the residence or available for rent

Fees and charges :

