

Entre mer et montagne

Estimer - Vendre  
Acheter - Louer



Tél. 06 16 83 13 83

contact@rapimmo.com  
riviera-arrierepaysimmobilier.com

376 000 €

For sale rez-de-jardin

4 rooms

Surface : 79 m²

Surface of the living : 21 m²

Year of construction : 1947

Exposition : Ouest

View : Aperçu mer

Hot water : Individuelle gaz

Inner condition : good

Standing : Résidentiel

Features :

Surface Terrasse 38 m², Surface de jardin  
123 m², Vue Ville et Mer, double glazing, ,

3 bedroom

2 terraces

2 show ers

2 WC

2 cellars

#### Legal information

376 000 €

Fees paid by the owner, well  
condominium(4 lots in the condominium),  
no current procedure, information on the  
risks to which this property is exposed is  
available on [georisques.gouv.fr](http://georisques.gouv.fr).



#### Rez-de-jardin 72 Nice

Nice/East - Mont Boron: Discover this rare property of 81.35 m² facing south/west, featuring terraces totaling 38 m² and a private garden of 123 m², offering breathtaking panoramic views of the city of Nice and the Mediterranean. Currently set up as a three-room and a two-room unit, it's very easy to combine the two by reopening a partition wall, creating a spacious apartment consisting of: Three bedrooms, a bright living room with an open kitchen, and two bathrooms with toilets. Located in a small co-ownership with only 4 units, with very low common charges: €15/month. For more information, additional photos, or to schedule a visit, please feel free to contact Cyril LHUILIER from the Riviera Backcountry Real Estate Agency.

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F  
Estimated annual energy between 2590 and 3580 € (reference year 2021,2022,2023)  
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Riviera Arrière Pays Immobilier - Les Blanqueries, 975 Lavancia - 06260 Puget-Théniers  
T. +33 (0)6 16 83 13 83 - contact@rapimmo.com - [www.riviera-arrierepaysimmobilier.com](http://www.riviera-arrierepaysimmobilier.com)

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