

# Fantastic 4 room apartment with sea view and perhaps a surprise

Price : € 1.175.000



Rooms : 4  
Views : Sea

Bedrooms : 3  
Reference ID : 85459751

Bathrooms : 2

Sqft : 82.03 m<sup>2</sup>

Type : Apartment

On the Mont Boron you will find this recently (2023) renovated apartment with a magnificent sea view. Ideally located, with 2 terraces (!!), a balcony and 2 parking spaces, you can enjoy this gem.

The completely renovated apartment has a spacious living/dining room, 2 bedrooms with bath/shower room en suite and a 4th room that can serve as an office or a 3rd bedroom.

The location is ideal, between Nice and Villefranche-sur-Mer. You can easily cycle to the marina of St Jean Cap Ferrat where you can board your boat to take a trip on the Mediterranean Sea.

The current owner is also prepared to sell his boat including the rental of the mooring.

## Features :

Air-conditioning

Double glazing

Internet

Window shade

SAS astrid segaar immobilier  
57 Les Rives du Golf – 6610 RD 7 – Le Perrussier  
83520 Roquebrune-sur-Argens, France  
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astrid@azurpavillon.com  
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IBAN : FR76 1460 7003 8760 1217 2279 814  
BIC : CCBPFRPPMAR  
TVA intracommunautaire : FR28752484360  
SIRET : 752 484 360 00017 – SAS capital de 1000 €

Condominium garden

Optical fiber

Intercom

Electric gate

**Area`s:**

1 Entrance

1 Corridor

1 Bedroom

1 Bedroom

1 Bedroom

1

1 Bathroom

1 Shower room

1 Balcony

1 Terrace

1 Terrace

**Nearby:**

Airport (20 minutes)

Highway (20 minutes)

Bus (50 metres)

Town centre (5 minutes)

Movies (10 minutes)

Shops (50 metres)

Train station (8 minutes)

TGV station (8 minutes)

Golf (30 minutes)

Doctor (100 metres)

Sea (100 metres)

Metro (5 minutes)

Public parking (100 metres)

Ski slope (90 minutes)

Beach (5 minutes)

Sea port (5 minutes)

Supermarket (100 metres)

Tram (5 minutes)

Energy - Conventional consumption Class : E

Energy - Emissions estimate Class : B

Electricity : 1

Land Value Tax : 2.090 € / year

Energy - Conventional consumption : 326.9 kWh/m<sup>2</sup>.year

Energy - Emissions estimate : 10 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



See more

<https://www.astridsegaar-immobilier.fr/listing/fantastic-4-room-apartment-with-sea-view-and-perhaps-a-surprise-85459751>