



## Lovely Apartment with Balcony and View



### Informazioni sull'Agente

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Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 384,937.85

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Provence-Alpes-Côte d'Azur
Città:	Nice
Cap:	06200
Pubblicato:	11/03/2026

### Descrizione:

A superb 2 bedrooms apartment with terrace and view, close to school, shops, and transport. Discover this beautiful corner three-room apartment opening entirely onto a 110 m2 terrace in a perfectly quiet location, with no overlooking neighbours, reminiscent of a small house. Lanterne sector close to Pignata.

It comprises an entrance hall, a living room with two French doors, a semi-open-plan fitted kitchen, two bedrooms with built-in wardrobes, a bathroom, and a separate toilet.

All rooms are air-conditioned.

A spacious ground-floor garage, equipped with lighting and an electrical outlet, is available for an additional 30,000 Euro.

Fees payable by the seller

Property Tax: 1,193 Euro.



- Areas:

Living area: 66 m<sup>2</sup>  
Terrace area: 15 m<sup>2</sup>

- Interior:

Number of rooms: 3  
Bedrooms: 2

- Location:

Floor: 1  
Number of floors: 3  
Ground floor: No  
Top floor: No  
Distance to shops: 1 km  
Bus access: 10 min  
School access: 10 min

Condominium status: Yes

Number of condominium units: 97

Of which residential units: 38

Annual charges (ALUR): €2,904

Legal proceedings against the condominium association: No ongoing proceedings

Share of charges: 242 Euro.

Estimated minimum annual energy expenditure for standard use: 700 Euro.

Estimated maximum annual energy expenditure for standard use: standard 990 Euro.

Reference year for energy prices (Energy Performance Certificates carried out up to 30/06/2024)  
31/03/2021.

The department of Alpes-Maritimes is the south-eastern most department of the Provence-Alpes / Cote-d'Azur region, in France.

There are approx. 163 towns and villages in the Alpes-Maritimes department with a few very famous ones of course, the capital is the renowned town of Nice. Situated along the Mediterranean Sea, next to the Italian border, surrounded with the Var and Alpes-de-Haute-Provence departments to the west, the department has many assets.

This part of France is famous all over the world for having amazing touristy treasures: a good climate, great coastline, the French Riviera or Cote d'Azur, a wonderful inland landscapes and beautiful people! Alpes Maritimes is one of the most renowned departments of France, amidst both French and foreign holidaymakers. The department benefits from 320 sunny days per year. It boasts a prestigious coast line as well as rugged landscapes.

The Alps and the Mediterranean Sea are less than one hour away by car. The area has everything you need on offer, tourism being essential to the area's income. The French Riviera is definitely the part of



the department which attracts the most tourists. Towns such as Cannes, Antibes, Juan-les-Pins or Saint-Jean-Cap-Ferrat are highly visited by both holidaymakers and showbiz celebrities.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

## Comune

Camere da letto: 2  
Bagni: 1  
Dimensione del lotto: 5 mq

## Room details

Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.259.086

