





## NICE - CIMIEZ


#MLS **FR386471**


Nice – Cimiez – Rare: Gorgeous 3 Bedrooms of 140 sqm on the Top Floor in the Prestigious Residence Le Regina


890 000 €

 Pièce(s) 4

 Surface **140.7m2**

 Chambre(s) 3

 Salle(s) de bain(s) 1

 Garage 0

This last floor of the most prestigious residence of Cimiez is a rare and exceptional product. The large bay windows of the apartment let in each room a soft and enveloping light, while offering a breathtaking view of Nice and the Baie des Anges. With an area of about 140 sqm, the apartment has a living room of 37 sqm and a modern independent kitchen, all furnished and equipped.

The night part consists of a master bedroom facing south and bathroom with seaview, two other wide bedrooms, one with its own bathroom and toilet and another additional bathroom with space laundry.

Many storage spaces complete the apartment.

The Regina is undoubtedly the flagship residence of Cimiez. With its historic monumental facade of 150 sqm in length on 5 floors, its park of more than 8 000 sqm with swimming pool and tennis court, it is a majestic liner which dropped its anchor in 1897 in the heart of Cimiez, and who continues to live the legend of the Belle Époque on the most residential hill of the city of Nice.

Essential annexes: A garage for rent nearby and a cellar

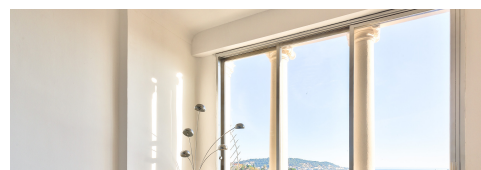
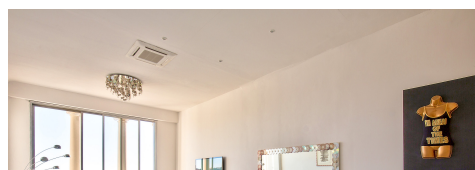
Surface : **140.7 m<sup>2</sup>**  
Séjour : **37.73 m<sup>2</sup>**

Chambre(s) : **3**  
Salle(s) de bain(s) : **1**  
Cave : **1**

Etat : **Bon état**  
Vue :  
**Panoramique**  
Exposition :  
**Sud-Est**  
Cuisine(s) :  
**Indépendante**

Copropriété : **Oui**  
Nb de lots : **113**  
Charges / mois :  
**490 €**  
Taxe foncière :  
**2000 €**

GES : **Classe D**  
**(21 à 35**  
**kgeqCO2/m2.an)**  
Honoraires :  
**Vendeur**



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