



# Apartment with spacious terrace and sea views

Gairaut , French Riviera, 06000

€685,000 \*Agency fees at the charge of the vendor/buyer. Fee table available online at [savills.fr](https://www.savills.fr) and on request  
Honoraires à la charge du vendeur / l'acheteur. Tableau des tarifs disponible en ligne sur [savills.fr](https://www.savills.fr) et sur demande



- Ideally situated
- Private residence
- Sea Views
- Two bedrooms
- Spacious terrace
- 116 sq m
- EPS:D (229) GES: C (13)
- BSM210010

- Idéalement situé
- Résidence privée
- Vue mer
- Deux chambres
- Grande terrasse
- 116 m<sup>2</sup>
- DPE: D (229) GES: C (13)
- BSM210010

### About this property

Ideally located for the sought-after area of Chambrun and the centre, this four room apartment is situated within a private residence with swimming pool and caretaker.

With a perfect distribution, the accommodation features three bedrooms, a spacious reception room facing south and a separate equipped kitchen. With a direct access to the terraces from each room, this apartment offers an ideal living environment.

A spacious terrace of approximately 31 sq m , a garage and a cellar complete this luminous property, ideally located for all amenities.

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Beaulieu sur Mer office.  
Telephone: +33 (0)4 83 84 84 84

### A propos cette propriété

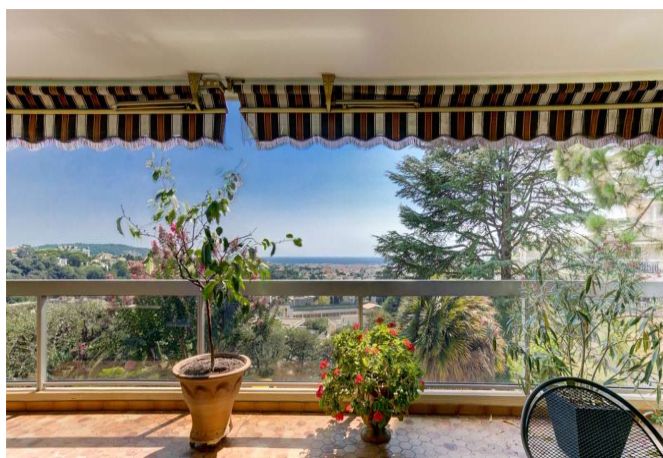
Dans le quartier privilégié de Chambrun, à quelques minutes seulement du centre-ville niçois, cet appartement de 4 pièces se situe dans une résidence privée avec gardien et piscine.

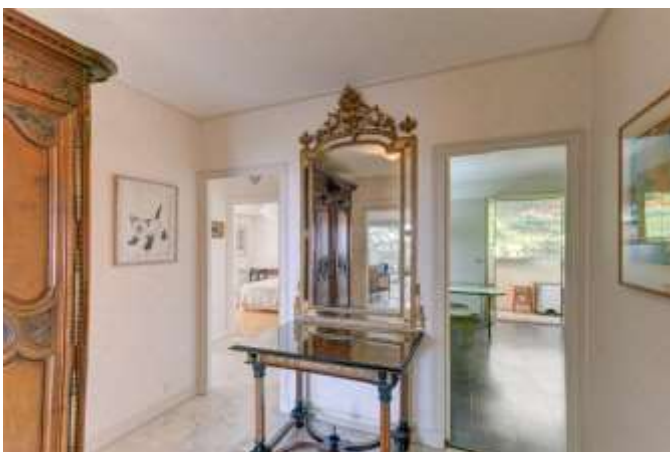
Avec une parfaite distribution, il propose trois chambres, un spacieux séjour exposé plein Sud ainsi qu'une cuisine équipée séparée. Avec un accès direct aux terrasses de l'appartement depuis chacune des pièces, il offre un cadre de vie idéal.

Une spacieuse terrasse de 31 m<sup>2</sup>, un garage fermé et une cave complètent ce bien lumineux à quelques minutes seulement de toutes les commodités.

### Visites

Toutes les visites seront accompagnées et sont strictement organisées au préalable par Savills Beaulieu sur Mer  
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