COLDWELL BANKER
EUROPA REALTY

Apartment Nîmes 102 m²



SALE PRICE : 550 000 €

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300 Avenue Germaine Tillion
France, 34070, Montpellier

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villanovarealty@coldwellbanker.fr

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DESCRIPTION

Nîmes, Écusson: 3-bedroom, 103 m² apartment with a terrace balcony in a renovated town house

€550,000 (approx. €5,340/m²)

In the historic centre of Nîmes, on the first floor of a small residence of just three apartments, this 3-bedroom home of 102.93 m² combines the charm of an authentic town house with the comfort of a full renovation. Set back from the street and peaceful, it has a 27 m² east-facing terrace balcony, perfect for breakfast in the morning sun.

A neighbourhood made for living on foot
The Halles market, shops, restaurants, schools and services are all within a few minutes. The Arènes, the Esplanade, the Carré d'Art and the Jardin de la Fontaine are close by. You enjoy all the life of the Écusson in an intimate residence.

The rooms

A large 35 m² living space with kitchen, lounge and dining area. Wide openings onto the balcony fill it with natural light. The kitchen is yours to design to your taste, with water supply and drainage already in place.
Three bedrooms of 12 to 13 m², with oak parquet flooring and fitted wardrobes.
Three shower rooms, one of over 7 m², with extra-flat walk-in showers, full-body porcelain stoneware tiling, wall-hung WCs and heated towel rails.
A utility room, a separate WC and a hallway serving the sleeping areas.

Quality renovation

Large-format porcelain stoneware tiles in the living areas, oak parquet in the bedrooms.
Double-glazed timber windows and restored wooden shutters, preserving the character of the façade.
Reversible air conditioning in the living space and bedrooms.
Timber-decked balcony, powder-coated steel balustrade and a pergola ready for climbing plants.
LED lighting, secure 3-point locking entrance door.
Façades restored with lime render, original staircase restored, wrought-iron gate refurbished.

A secure residence
Video-intercom access, lift to your landing, and secure garage nearby.

Whether as a main residence or a rental investment, this is a rare find in the heart of the city, with a genuine quality of finish.

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FEATURES

Property type:	Apartment	Area:	102.93 m²	Elevator:	Oui
Number of rooms:	4 rooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 69

Greenhouse gas emissions (GHG) index: A 2

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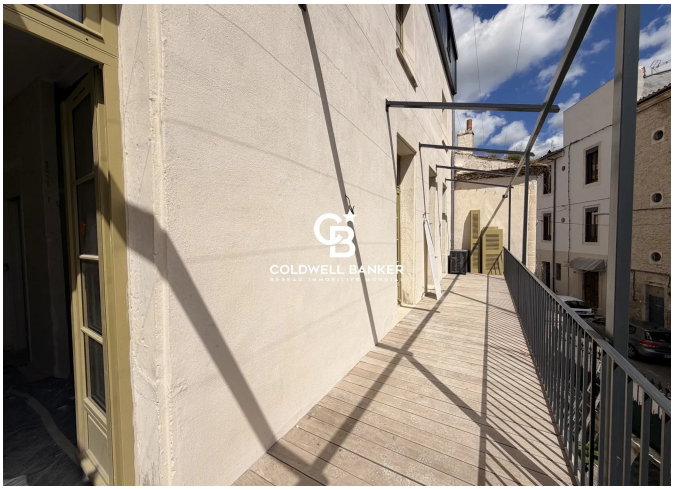
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