COLDWELL BANKER
EUROPA REALTY

Apartment Nîmes 173 m²



SALE PRICE : 880 500 €

EMAIL : VILLANOVAREALTY@COLDWELLBANKER.FR

300 Avenue Germaine Tillion
France, 34070, Montpellier

PHONE : +33430969660
villanovarealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Nîmes, Écusson: 154 m² duplex, 3 bedrooms including a master suite, 49 m² living room, in a renovated town house

€880,500 (approx. €5,710/m²)

In the historic centre of Nîmes, in the upper floors of a small residence of just three apartments, this 154 m² duplex combines the charm of an authentic town house with the comfort of a full renovation. Set back from the street and peaceful, its generous volumes are rare in the heart of the city.

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 reception level with a living and dining room of almost 49 m², a separate kitchen of almost 13 m² that you can design to your taste (water supply and drainage already in place), a pantry and a WC.
A sleeping level with three bedrooms of 12 to 18 m², including a master suite of almost 18 m² with dressing room. A second bedroom also has a dressing room, and a spacious hallway of over 13 m² serves the whole level.
Three shower rooms of 4 to 5.5 m², with extra-flat showers, full-body porcelain stoneware tiling, wall-hung WCs and heated towel rails.
A utility room and a WC on each level.

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.
Fitted wardrobes and dressing rooms.
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 and a lift to your landing. A secure garage nearby is available at an additional cost.

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

300 Avenue Germaine Tillion
France, 34070, Montpellier
PHONE : +33430969660
villanovarealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	Apartment	Area:	173.26 m²	Elevator:	Oui
Number of units:	3	Number of rooms:	5 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 56

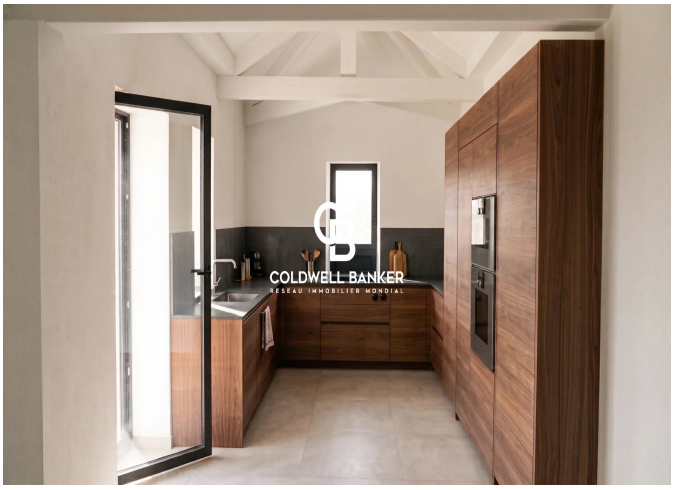
Greenhouse gas emissions (GHG) index: A 2

300 Avenue Germaine Tillion
France, 34070, Montpellier

PHONE : +33430969660
villanovarealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













300 Avenue Germaine Tillion
France, 34070, Montpellier

PHONE : +33430969660
villanovarealty@coldwellbanker.fr