COLDWELL BANKER
EUROPA REALTY

Apartment Beausoleil 86 m²



SALE PRICE : 1 113 000 €

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11 rue Chauvain
France, 06000, Nice

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standingrealty@coldwellbanker.fr

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DESCRIPTION

Penthouse located in Beausoleil, boulevard Guynemer, on the seventh and top floor. Ideal location, in the Téneo district, within easy walking distance of Monaco. New, secure residence built in 2017 with PMR access. A rare and exceptional product with 90m2 of living space and 3 bedrooms, each opening onto a terrace with a breathtaking view of the sea and Monaco. The kitchen has been fitted out with top-of-the-range equipment for optimum comfort: Roblin extractor hood, Whirlpool induction hob, Whirlpool fan-assisted oven, Whirlpool microwave oven, Liebherr fridge and freezer, Mièle dishwasher and Siemens washing machine-dryer.
A private closed garage (with the possibility of renting a second one) and a cellar are included in the price.
Private elevator access directly from the closed garage to the apartment.
Indoor pool and jacuzzi in the residence.

A unique property on the market.

Condominium charges: 800€/quarter
Fees payable by seller
No legal proceedings in progress
Co-ownership of 160 lots.
Property tax: €1780.

Availability on January 2027, or sale including a furnish rental agreement.

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

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FEATURES

Property type:	Apartment	Area:	86.66 m²	Elevator:	Oui
Property tax:	€1.00	Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 112

Greenhouse gas emissions (GHG) index: A 3

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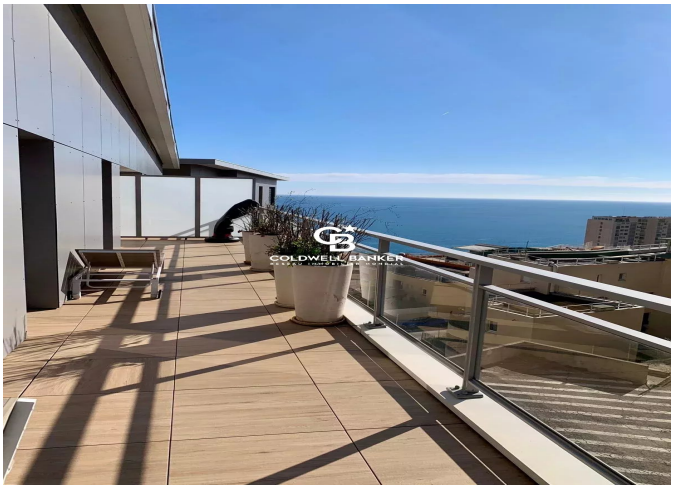

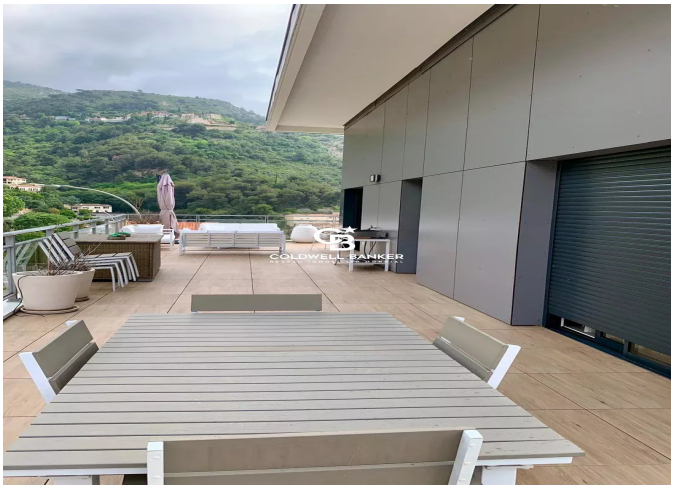









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