COLDWELL BANKER
EUROPA REALTY

Apartment Nice 110 m²




SALE PRICE : 750 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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## DESCRIPTION

NICE CENTRE - FLEURS : Just 500 metres from the Promenade des Anglais, 200 metres from the Alsace-Lorraine tram stop and only a few steps from the shops on Boulevard Gambetta, this apartment enjoys a particularly pleasant location in the heart of Nice. It offers the opportunity to make the most of city living while enjoying the convenience of being able to get around on foot.

The property is set within an attractive, impeccably maintained and secure building dating from 1990, which has retained its historic 1914 façade. A caretaker is also on site.

Set back from the street, on the second floor with lift access, the apartment enjoys a particularly peaceful setting, with pleasant views over the residence's leafy communal garden.

Offering 110 sq m of living space, this comfortable five-room apartment has an ideal layout for family life.

A welcoming entrance hall leads to a bright and convivial 30 sq m reception room, extended by a west-facing loggia – a lovely additional space in which to enjoy peaceful evenings. The kitchen is separate.

The sleeping accommodation comprises four bedrooms, each with fitted wardrobes, including a principal bedroom with its own shower room and WC, a second shower room with WC, and a study, ideal for working from home or meeting the individual needs of each family member.

The apartment has been carefully renovated, with an emphasis on quality materials and everyday comfort. Features include aluminium-framed double-glazed windows, electric roller shutters and air conditioning in most rooms.

A private parking space completes the property, together with a bicycle storage room within the building.

Particularly well suited to family life, this apartment offers everyone their own space and makes day-to-day living wonderfully convenient. Schools, shops, public transport, walking routes and the seafront are all within easy walking distance.

An ideal address from which to enjoy all that Nice has to offer, without compromising on peace and comfort in a pleasant residential setting.

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | Apartment | Area: | 110.0 m² | Elevator: | Oui |
| Number of units: | 59 | Property tax: | €2.00 | Number of rooms: | 5 rooms |
| Number of bedrooms: | 4 bedrooms | | | | |

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): C 127

Greenhouse gas emissions (GHG) index: A 4

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