COLDWELL BANKER
EUROPA REALTY

Apartment Nice 121 m²



SALE PRICE : 1 390 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

NICE CENTRE - WILSON : Just a few steps from Place Wilson, the Durandy tram stop and the Coulée Verte, this characterful apartment offers a rare blend of the elegance of Nice's traditional architecture and the refinement of a high-end contemporary renovation.

Situated on the second floor, with lift access, of a Niçois building dating from 1905, whose communal areas have just been renovated, the apartment offers 127 m² of living space, including 121.76 m² under the French Carrez measurement. Its impressive proportions, natural light and refined finishes create an elegant yet comfortable living environment.

The entrance, enhanced by integrated storage, leads into a magnificent 42 m² reception area, bringing together the sitting room, dining area and open-plan kitchen in a harmonious arrangement, with an adjoining study area. Bathed in natural light thanks to its westerly aspect, this inviting space opens onto a balcony, an ideal spot from which to enjoy the atmosphere of the neighbourhood.

The private quarters have been thoughtfully arranged around three bedrooms, each with carefully considered finishes. The principal bedroom features a dressing room and an en-suite shower room with WC. The second bedroom also benefits from a dressing room and its own shower room, while the third has an en-suite bathroom and access to a balcony overlooking a spacious inner courtyard. A separate WC with washbasin completes the layout.

The renovation will combine contemporary comfort with the preservation of the apartment's original character. Features include a ducted Airzone climate-control system, double glazing providing thermal and acoustic insulation, solid wood parquet flooring, decorative mouldings, wood panelling and fireplaces. Generous ceiling heights of 3.30 metres enhance the sense of space and beautifully highlight the apartment's period character.

The apartment will be sold fully renovated and redesigned by a property professional, with due respect for its architecture and original character features, together with the warranties applicable to the project.

A 19 m² attic room and a 9 m² cellar on the lower ground floor further complement the property.

Its privileged location provides easy access to shops, restaurants and public transport, while the Coulée Verte, the Old Town and the beaches are all close at hand. An ideal address from which to enjoy the very best of the Niçois way of life, where urban elegance, architectural heritage and the gentle Mediterranean lifestyle come together.

A rare property in the heart of Nice, destined for those who appreciate beautiful period residences enhanced by refined contemporary comforts and finishes.

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	Apartment	Area:	121.76 m²	Elevator:	Oui
Number of units:	10	Property tax:	€1.00	Number of rooms:	4 rooms
Number of bedrooms:	3 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 173

Greenhouse gas emissions (GHG) index: A 5

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

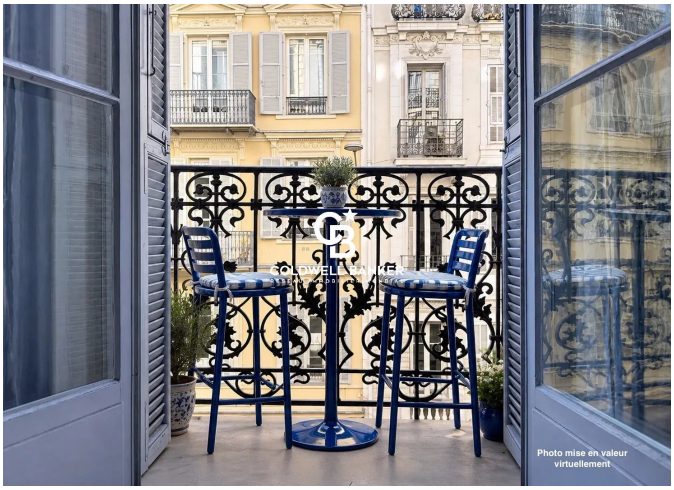
COLDWELL BANKER
EUROPA REALTY













11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr