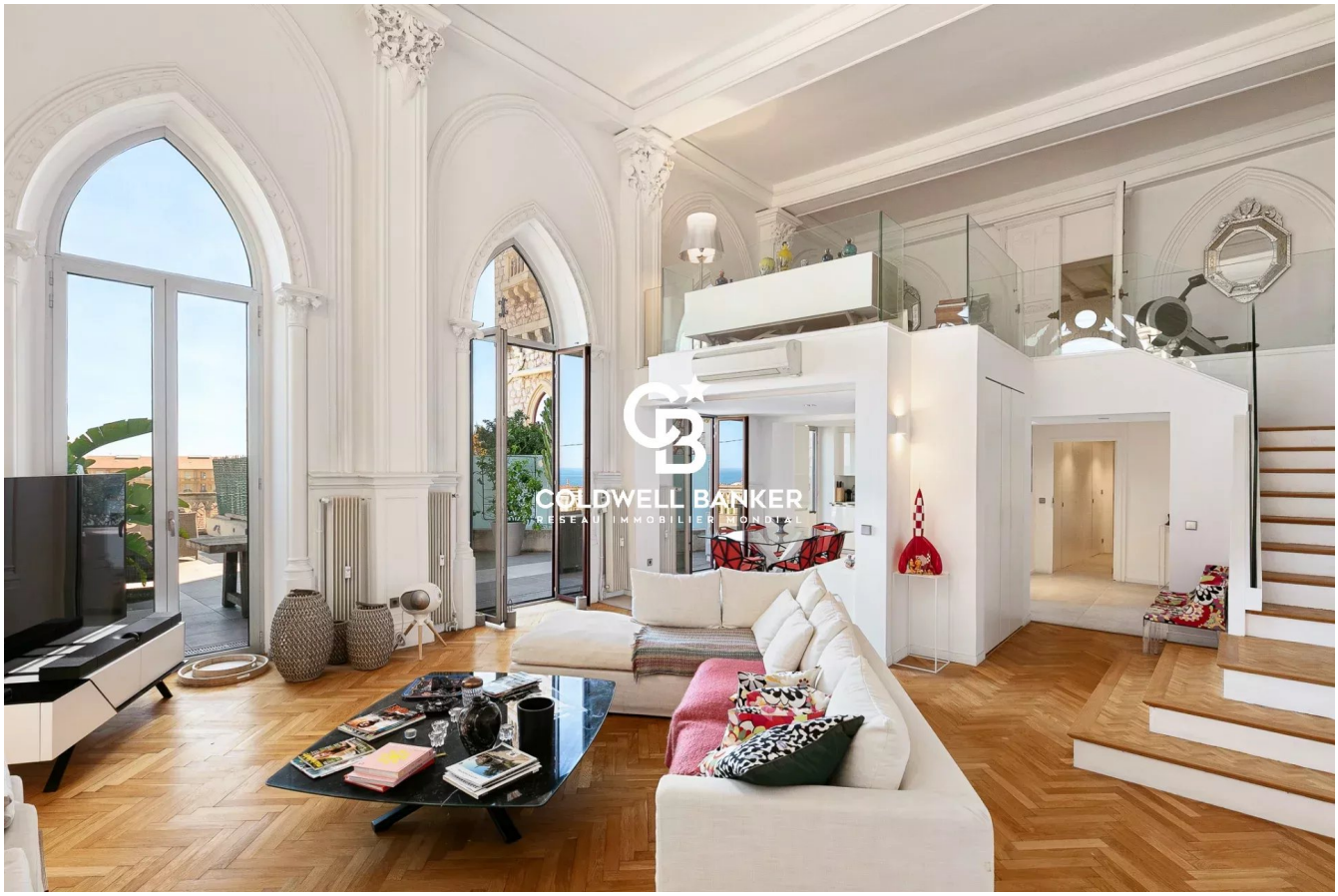
COLDWELL BANKER
EUROPA REALTY

Apartment Nice 170 m²



SALE PRICE : 1 890 000 €

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DESCRIPTION

Set within the prestigious Château de la Tour, this 176 sq.m duplex residence (170 sq.m Carrez law) seamlessly blends 19th-century Neo-Gothic romanticism with contemporary loft-style volumes. Located in a landmarked Mediterranean park, this historic palace impresses from the grand entrance with its monumental staircase, stained-glass art, and period woodwork.
65 sq.m Cathedral Living Space: A breathtaking open-plan living room and kitchen featuring soaring 5.80-meter high ceilings bathed in natural light. It opens onto a first 80 sq.m hanging terrace, offering panoramic views of the Mediterranean Sea and the castle's striking architecture (crenellated towers, pointed arches).
Mezzanine & Night Quarters: Overlooking the living area, a generous mezzanine—ideal for an executive home office or private lounge—leads to an elegant Moorish-inspired suite with a full bathroom (bathtub and shower), alongside a spacious second bedroom.
Potential & Secondary Spaces: The main level features a guest room opening onto a second 47 sq.m terrace (offering great customization potential), a shower room, and a laundry room.
Comfort & Amenities: Reversible air conditioning throughout.
A private storage cellar and open parking spaces within the gated residence complete this exceptional property, set in absolute tranquility just steps from the iconic Promenade des Anglais and the sea.
(Option to purchase a lock-up garage nearby at an additional cost).
Agency fees: Paid by the seller
Property tax: €3,472
Information on the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	170.0 m²	Property tax:	€3.00
Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 157

Greenhouse gas emissions (GHG) index: C 19

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