COLDWELL BANKER
EUROPA REALTY

Apartment Nice 170 m²



SALE PRICE : 1 580 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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DESCRIPTION

NICE CENTRE / MUSICIENS : In the heart of the sought-after Musiciens district, opposite Square Mozart, this elegant five-room apartment, with windows on both sides of the building, occupies a magnificent and beautifully maintained bourgeois residence dating from 1907.

From the moment you step inside, the generous proportions and lovely natural light create an immediate sense of space and comfort. The reception area features a spacious double reception room, enhanced by a charming bay window and a balcony overlooking the gardens of the square, together with a separate kitchen.

Flowing naturally from the main living areas, a smaller, independent sitting room sits elegantly between the day and night areas, offering a more intimate retreat. It would be ideal as a welcoming reading room or a peaceful space in which to unwind.

The sleeping quarters comprise three bedrooms, including a principal bedroom with a dressing room and shower room with WC, a bedroom overlooking the courtyard with a built-in wardrobe, and a corner bedroom currently used as a study. A bathroom with WC and a separate utility room complete the thoughtfully arranged layout.

The apartment beautifully captures the charm of the Belle Époque through its period features: high ceilings, parquet flooring, ornate mouldings, decorative plasterwork and a fireplace. Combined with the generous proportions, these authentic details lend the property a timeless elegance.

Presented in very good condition, the apartment allows you to enjoy its character and spacious interiors from day one, without the inconvenience of a comprehensive renovation.

Two cellars further complement the property.

The intimate-sized residence stands out for its peaceful atmosphere and excellent upkeep. Its privileged location offers the opportunity to enjoy the very best of life in Nice, with shops, restaurants and public transport close at hand, while the beaches are easily accessible.

A highly sought-after and characterful address in the heart of Nice, ideal for those who appreciate classic bourgeois architecture, generous living spaces and an elegant way of life.

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FEATURES

Property type:	Apartment	Area:	170.0 m²	Elevator:	Oui
Number of units:	9	Property tax:	€2.00	Number of rooms:	5 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): B 94

Greenhouse gas emissions (GHG) index: A 3

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