COLDWELL BANKER
EUROPA REALTY

Apartment Nice 264 m²



SALE PRICE : 1 570 000 €

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France, 06000, Nice

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DESCRIPTION

NICE CIMIEZ – EXCEPTIONAL 265 SQM PERIOD APARTMENT WITH PANORAMIC SEA AND CITY VIEWS

In the heart of the highly sought-after Cimiez district, within the prestigious Palais Majestic, a former grand bourgeois residence built in 1909, discover this character apartment offering 264.85 sqm of living space, located on the fourth floor of an iconic Nice building.

Enjoying an elevated position and a south-west facing aspect, the property boasts remarkable panoramic views over the Mediterranean Sea and the rooftops of Nice. Its generous proportions and period features offer exceptional potential to create a prestigious residence, entirely redesigned to suit the wishes of its future owners.

The apartment is arranged around a spacious 49.31 sqm entrance hall, a 62.57 sqm living room featuring a fireplace, and a separate 21.76 sqm kitchen. The sleeping quarters comprise four generously sized bedrooms measuring 16.05 sqm, 23.37 sqm, 22.76 sqm and 28.55 sqm, two shower rooms, one bathroom and two separate toilets. A 13.22 sqm staff bedroom and a cellar complete the property.

In need of renovation, this apartment offers numerous possibilities for redesign and enhancement, with rare proportions and a layout that lends itself to the creation of an interior worthy of its prestigious address.

Palais Majestic benefits from a lift, a caretaker and a shared garden. A fireplace, fibre-optic internet, a reinforced security door and a safe complete the features. A 13.22 sqm staff room and a cellar are included in the asking price.

An iconic Nice address, ideal for lovers of period architecture and generous living spaces seeking an exceptional renovation project in the heart of Cimiez.

Price: €1,570,000
Agency fees payable by the seller.
Condominium charges: approximately €600 per month.
Property tax: €4,793 per year.
Energy rating: C – GHG emissions: D.
Estimated annual energy costs: between €3,771 and €5,103.

Information regarding the risks to which this property is exposed is available on the official Géorisques website: https://georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	264.85 m²	Elevator:	Oui
Property tax:	€4.00	Number of rooms:	6 rooms	Number of bedrooms:	4 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 175

Greenhouse gas emissions (GHG) index: D 38

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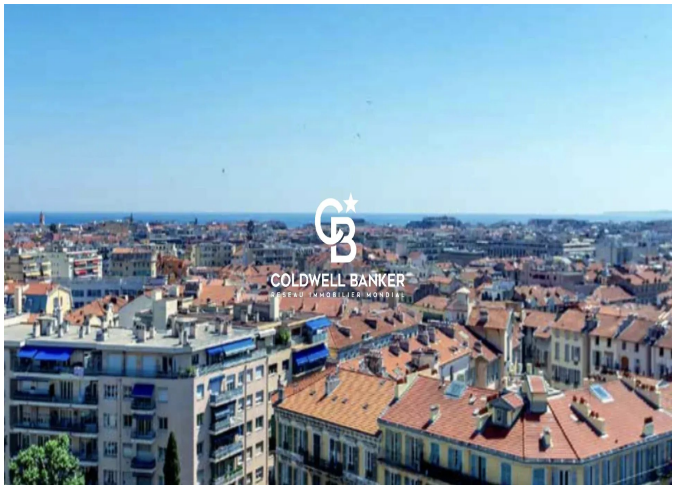

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