COLDWELL BANKER
EUROPA REALTY

Apartment Nice 70 m²



SALE PRICE : 479 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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DESCRIPTION

Located in the highly sought-after Cimiez area, within a small residence comprising only 4 apartments, this beautiful 70+ sqm 4-room apartment has been completely renovated.

Situated on the 2nd and top floor, the apartment enjoys an open view over the surrounding hills, in a peaceful and residential setting.

Fully renovated, the apartment offers a contemporary and refined interior, with pleasant living spaces and a comfortable atmosphere.

The apartment is sold with a cellar.

A private enclosed garage is also available for an additional €60,000.

An ideal property for a primary residence or a pied-à-terre, in one of Nice's most sought-after neighbourhoods, appreciated for its peaceful surroundings, residential character and proximity to the city centre.

Honoraires : à charge vendeur.
Copropriétaires : 14 lots
Charges : 215,52 €/trimestre.
Taxe foncière : 1 105,25€
Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	70.98 m²	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 125

Greenhouse gas emissions (GHG) index: A 4

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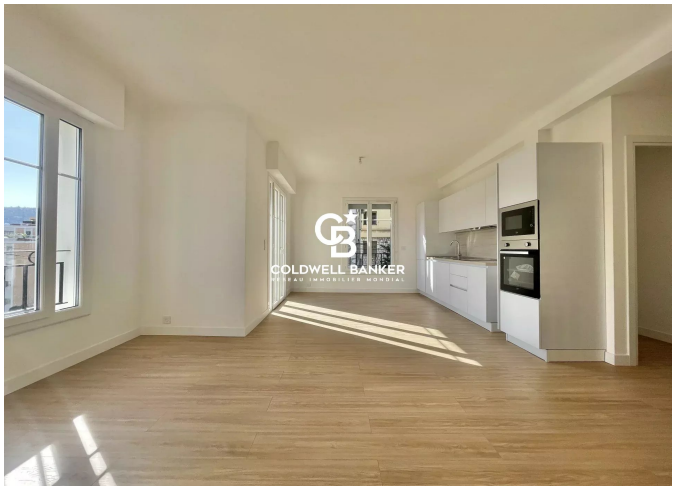

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