COLDWELL BANKER
EUROPA REALTY

Apartment Nice 107 m²



SALE PRICE : 795 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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DESCRIPTION

Just 200 meters from the sea, discover this magnificent 107 sqm apartment located in the heart of the Carré d'Or, one of the most sought-after locations in Nice, in the immediate vicinity of beaches, shops, restaurants, and all amenities.
Nestled within a traditional bourgeois building with an elevator, this property captivates with its period charm and exceptional ceiling heights of over 3.30 meters, offering rare volumes and timeless elegance.
As a dual-aspect apartment with a South/North exposure, it benefits from pleasant natural light throughout the day. It currently features two bedrooms, a spacious living room, an independent kitchen, and beautiful living areas.
Its layout offers high conversion potential, with the possibility to create three en-suite bedrooms while retaining a living area with an open-plan kitchen of over 37 sqm, ideal for entertaining.
A cellar completes this property.
A character apartment in one of Nice's most highly prized neighborhoods, combining an exceptional location, bourgeois prestige, and substantial potential for customization. A rare opportunity on the market.
Agency fees payable by the vendor
Property tax: Unspecified
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:	107.0 m²	Property tax:	€1.00
Number of rooms:	3 rooms	Number of bedrooms:	2 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 211

Greenhouse gas emissions (GHG) index: D 39

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