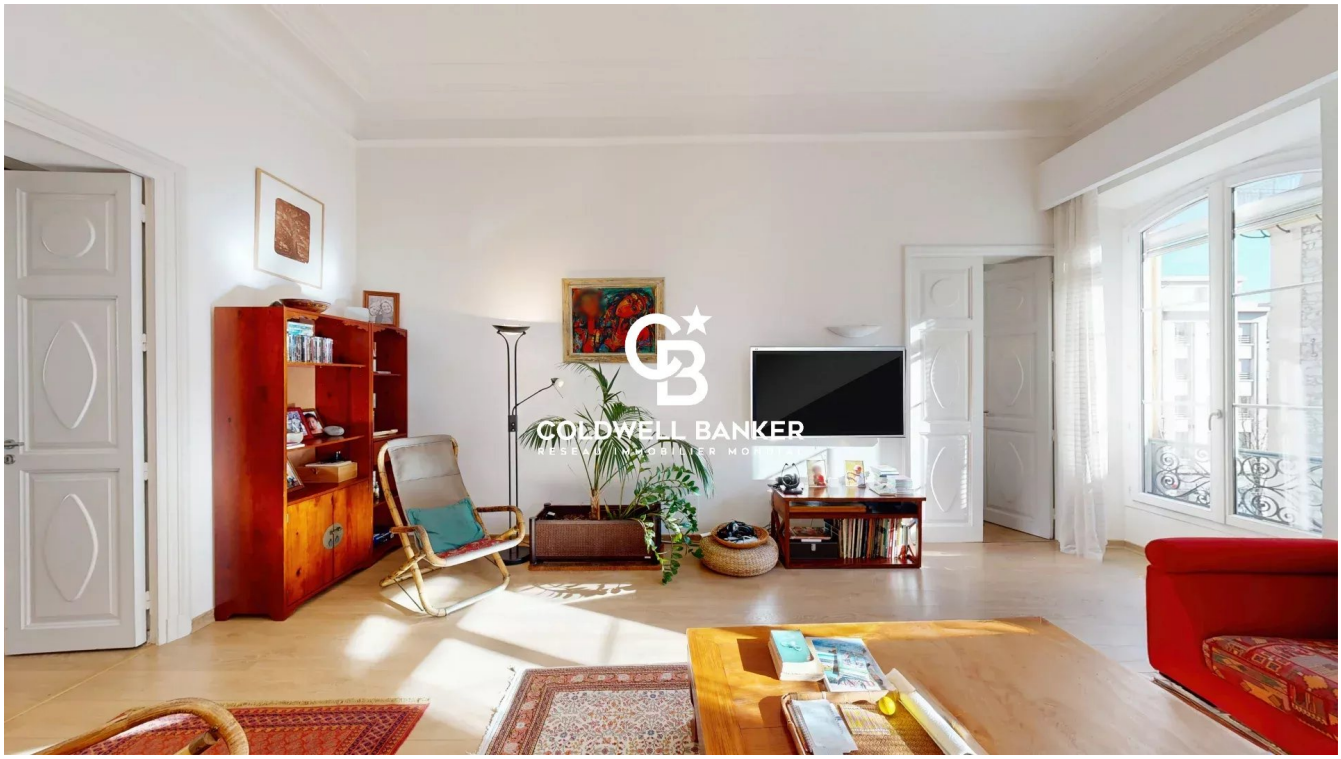
COLDWELL BANKER
EUROPA REALTY

Apartment Nice 148 m²



SALE PRICE : 945 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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DESCRIPTION

Ideally located in the heart of Nice, this 148.93 m² apartment combines bourgeois charm and modern amenities. Nestled in a characterful building, it boasts spacious volumes, remarkable ceiling heights, and a double exposure, including a particularly pleasant south-facing aspect, flooding the rooms with natural light throughout the day!

The vast, elegant, and bright living room opens onto a large independent kitchen, complemented by a dining area perfect for entertaining. The apartment features three beautiful bedrooms, a study that can be converted into a fourth bedroom, and a functional laundry room.

Equipped with centralized air conditioning, this property is located in a secure and friendly condominium, primarily composed of main residences. While a few apartments are rented out annually, the residence maintains a peaceful and harmonious atmosphere.

A rare opportunity, this property also offers the possibility of being divided into multiple units, making it ideal for a family or an investor.

Don’t miss this unique opportunity to acquire an exceptional property in the heart of Nice.

Monthly charges: €170
Property tax: €1,899
Sale price (fees included): €998,000
Net seller price: €950,476
Buyer’s fees (incl. VAT): 5%
For information on potential risks associated with this property, visit the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	148.93 m²	Elevator:	Oui
Number of units:	71	Number of rooms:	6 rooms	Number of bedrooms:	4 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 86

Greenhouse gas emissions (GHG) index: A 2

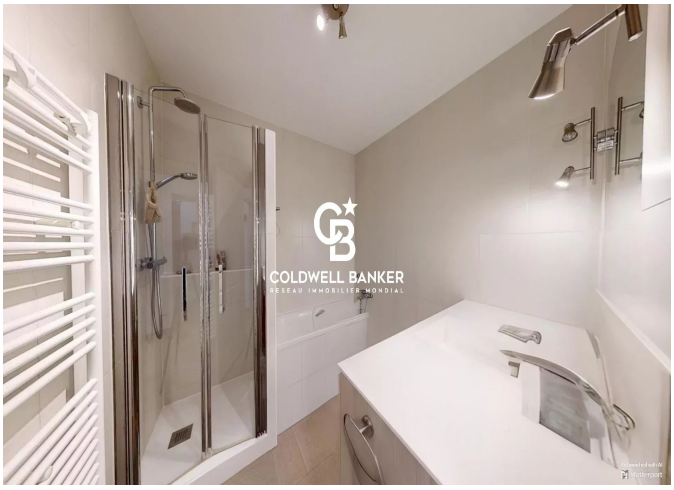
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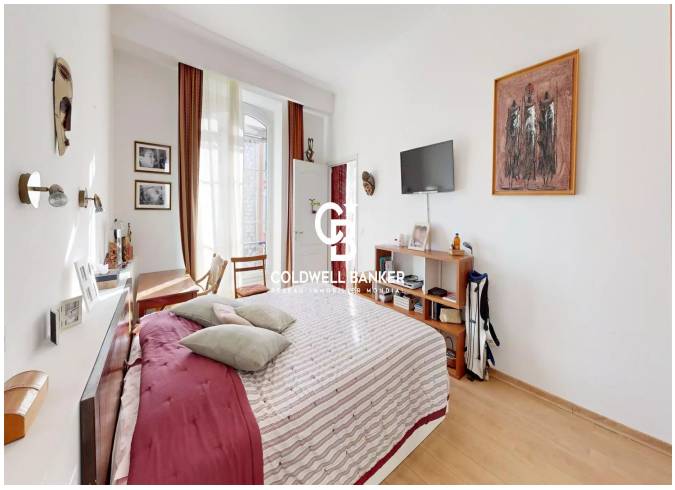
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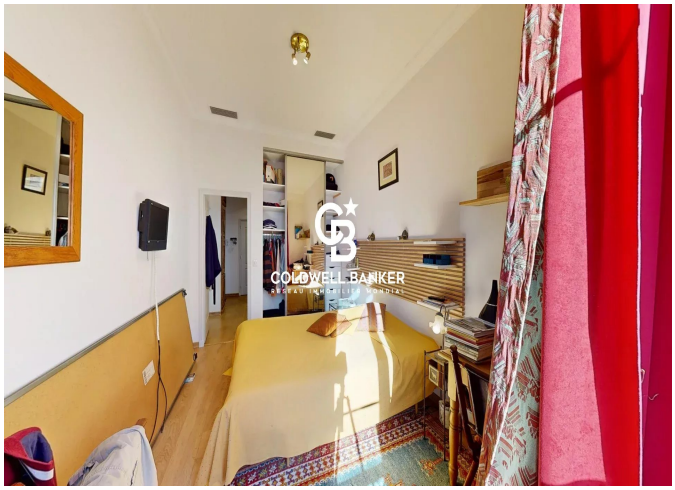












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