COLDWELL BANKER
EUROPA REALTY

Apartment Nice 58 m²



SALE PRICE : 630 000 €

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France, 06000, Nice

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standingrealty@coldwellbanker.fr

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DESCRIPTION

NICE CITY CENTER / CARRÉ D'OR: Ideally located in a quiet setting, this lovely East–West 2-bedroom apartment sits on the 4th floor of a beautiful listed bourgeois building in the heart of the Carré d'Or.

Redesigned in 2023 with quality materials and a contemporary feel, the apartment offers 58.22 sqm (Carrez law), high ceilings of 3.02 m, and bright, comfortable living spaces.

The entrance hall with custom storage opens onto a West-facing living room with a charming balcony, a fully equipped kitchen area, two bedrooms with built-in wardrobes, and a modern bathroom with toilet and laundry space. A basement storage room is also included.

A real gem !

The apartment features elegant finishes, mouldings, Daikin air conditioning in every room, arched windows, hardwood flooring, and plenty of custom-made storage.
Only a short walk from the sea, shops, and all amenities, with public transport close by.

No electrical issues. Energy rating: C and A.
Agency fees included, paid by the seller.
Property tax: €1,355 / year
Monthly building charges: approx. €150
No ongoing legal procedures
Number of residential units: 22
More information on potential risks is available on the Géorisques website: géorisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	58.0 m²	Elevator:	Oui
Property tax:	€1.00	Number of rooms:	3 rooms	Number of bedrooms:	2 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 134

Greenhouse gas emissions (GHG) index: A 4

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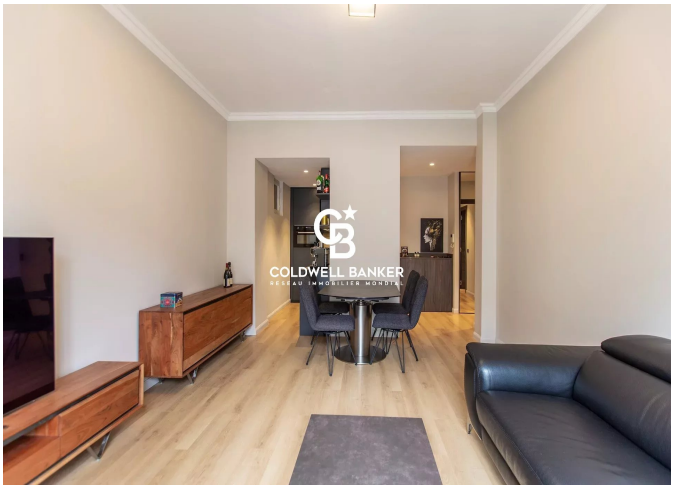

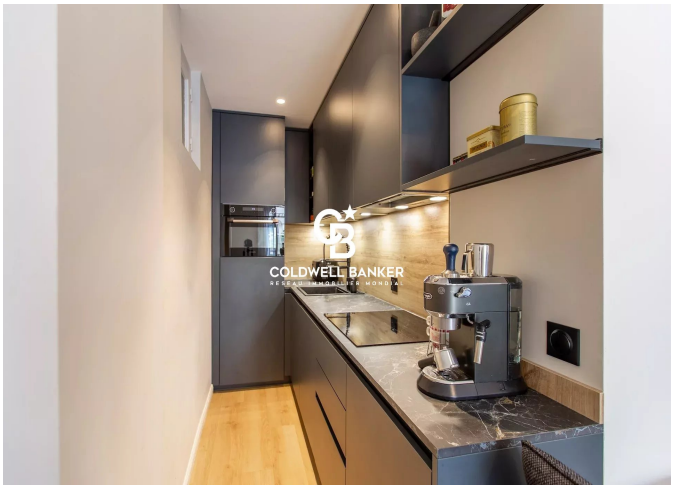



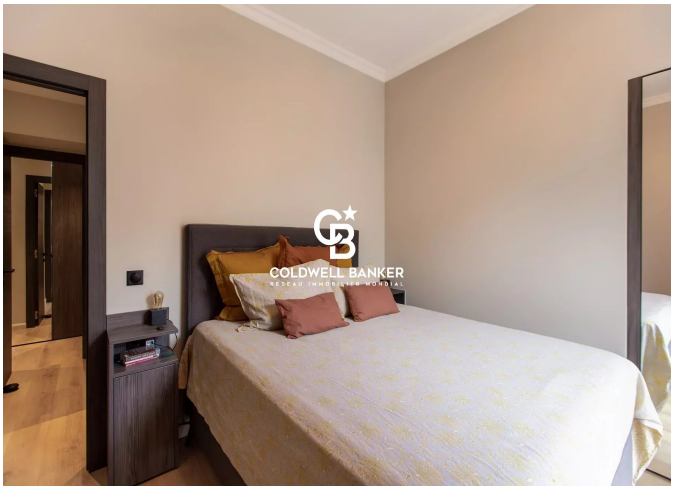

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