COLDWELL BANKER
EUROPA REALTY

Apartment Nice 118 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

Exclusive Sale

Nestled within a private and exclusive residence, surrounded by preserved greenery and featuring a beautiful swimming pool, discover this exceptional 118 sqm property, located in an elegant character building dating back to the early 20th century.

A perfect blend of timeless historic charm and the comfort of a high-end renovation, this three-room apartment captivates with its elegance, generous volumes and refined atmosphere. Fully furnished with unique collector's pieces, it offers a lifestyle where every detail has been carefully designed to combine design, comfort and the art of living. This property can also be converted into a four-room apartment.

The spacious living room, filled with natural light thanks to its beautiful Mediterranean-style openings, unveils an exceptional panoramic view over the Bay of Angels, the Mediterranean Sea and the surrounding mountains. The sleeping area includes two elegant bedrooms, one of which features a dressing room and direct access to the terrace and garden, as well as two beautifully finished shower rooms. The independent kitchen is fully fitted and equipped.

Outside, a private landscaped garden of approximately 230 sqm extends the living spaces, offering the feeling of a true house. A swimming pool and a pétanque court complete this peaceful retreat, located within an intimate residence surrounded by nature, where tranquility and Mediterranean living come together.

High-end features include ducted air conditioning, electric roller shutters, quality flooring materials and a climate-controlled wine cellar.

A private parking space completes this apartment. A second parking space is available for purchase as an additional option.

Ideally located in the sought-after hills of Nice West, in the Fabron area, this address offers a remarkable balance between absolute tranquility and an urban lifestyle. Just a few minutes from Nice International Airport, it also provides quick access to the city centre, the famous Promenade des Anglais, shops, restaurants and the main cultural attractions of the French Riviera capital.

Agency fees: payable by the seller.
Co-ownership: 20 units.
Quarterly charges: €960.
Property tax: €2,000

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FEATURES

Property type:	Apartment	Area:	118.0 m²	Property tax:	€2.00
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

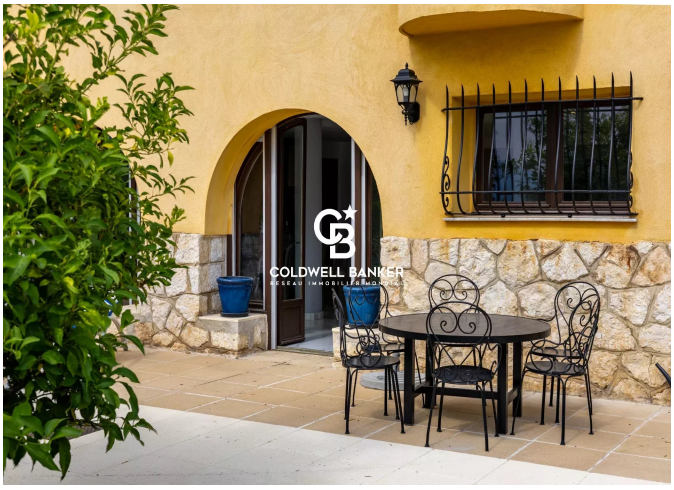
Energy performance diagnosis (EPD): B 83

Greenhouse gas emissions (GHG) index: A 3

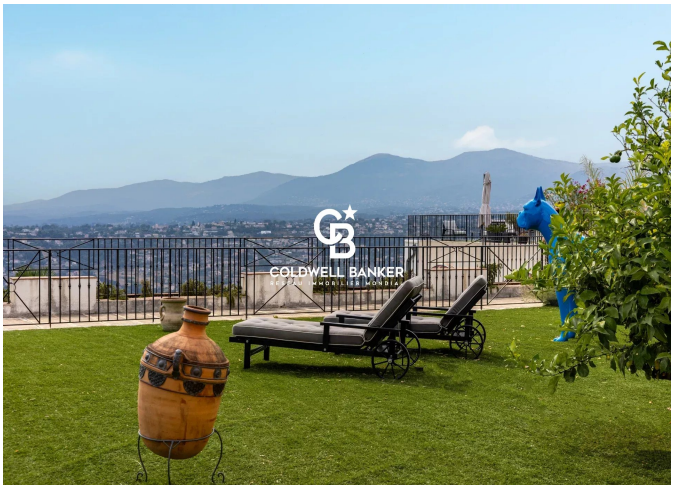
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