COLDWELL BANKER
EUROPA REALTY

Apartment Nice 127 m²



SALE PRICE : 758 000 €

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777 Route de la Colle
France, 06570, Saint-Paul-de-Vence

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DESCRIPTION

Located in the highly sought-after area of Nice West, within a prestigious, gated residence with a caretaker, this spacious 127 sqm, 4/5-room apartment is offered for sale in good condition, combining generous living spaces with an exceptional living environment.

Enjoying a desirable East-West dual aspect, the apartment benefits from abundant natural light throughout the day and remarkable panoramic views.

To the East, from the bedrooms, you can admire breathtaking views over the city of Nice, its magnificent bay and the Port of Nice. To the West, the open outlook encompasses surrounding houses, lush greenery and the Mediterranean Sea.

The apartment features a spacious entrance hall, a 35 sqm living and dining room, which can easily be reconfigured to create an additional room and transform the property into a true 5-room apartment.

The layout also includes a fully equipped kitchen, three bedrooms, two shower rooms, three toilets and ample built-in storage.

Two terraces provide wonderful outdoor living spaces, perfect for enjoying the beautiful Mediterranean climate and the peaceful surroundings of this sought-after residence.

A cellar and a double garage accommodating two vehicles complete this exceptional property.

With its generous proportions, natural light, outstanding views and potential for further reconfiguration, this apartment is an ideal family home for those seeking comfort, space and the renowned lifestyle of Nice West.

A rare opportunity to enjoy the very best of the French Riviera.

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FEATURES

Property type:	Apartment	Area:	127.04 m²	Elevator:	Oui
Property tax:	€2.00	Number of rooms:	5 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 118

Greenhouse gas emissions (GHG) index: C 20

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