COLDWELL BANKER
EUROPA REALTY

Apartment Nice 156 m²



SALE PRICE : 1 420 000 €

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France, 06000, Nice

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standingrealty@coldwellbanker.fr

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DESCRIPTION

In the heart of Nice, a stone's throw from the Promenade des Anglais, discover this Magnificent Type 3/4 Apartment, completely renovated, 181 m² duplex in a beautiful 1924 house.

Beautiful entrance leading to a large living space entirely on one level with a modern fully equipped kitchen open to the living room, two spacious bedrooms, two bathrooms, storage space, large private communicating garage
Above, a spacious attic floor full of charm used as a living room, relaxation/sports area or possibility of an additional bedroom (six skylights bathed in sunlight).

Bright accommodation with its triple exposure and very pleasant to live in, also enjoy a beautiful balcony, a large stone terrace and a private swimming pool garden of more than 320 m² (vegetated and practical spaces with its outdoor storage shelter).

Quality of services and equipment (wine cellars, high-end appliances, ceiling height, reinforced security, etc.) as well as proximity to the sea, transport (tram, airport, etc.) and shops.

The popular Fabron district is ideal as a primary residence or for a secondary pied-à-terre.

A rare opportunity with the advantages of town and home, private parking guaranteed.

Fees charged to the seller
Property tax 1793rd/year
Loads approx. 150th/month
No procedure in progress
Number of lot 5
Information on the risks to which this property is exposed is available on the Géorisks website: georisks.gouv.fr

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FEATURES

Property type:	Apartment	Area:	156.19 m²	Property tax:	€1.00
Number of rooms:	4 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 158

Greenhouse gas emissions (GHG) index: C 21

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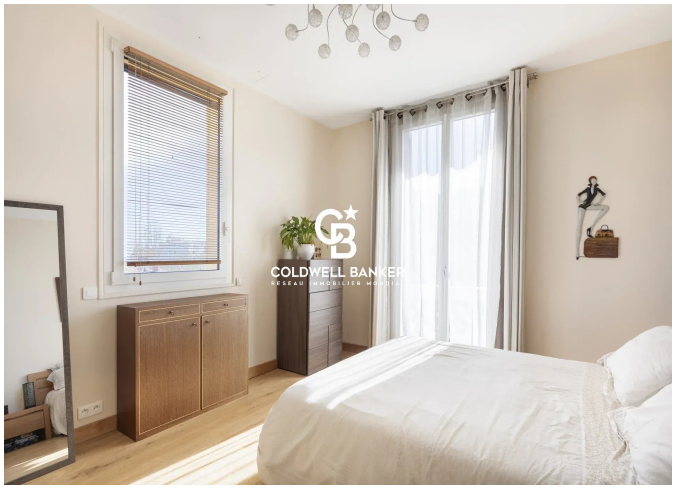

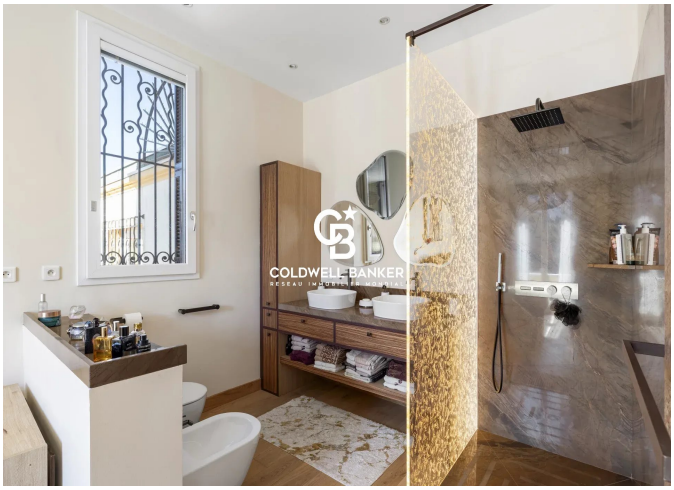



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