COLDWELL BANKER
EUROPA REALTY

Apartment Nice 102 m²



SALE PRICE : 695 000 €

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11 rue Chauvain
France, 06000, Nice

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standingrealty@coldwellbanker.fr

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DESCRIPTION

Within the prestigious Domaine des Fleurs, in the Les Edelweiss residence — the highest building in the estate — discover this superb top-floor 3-bedroom apartment offering 103 sqm of living space.
Fully renovated with contemporary finishes and equipped with air conditioning, this dual-aspect South/North apartment enjoys optimal natural light and absolute tranquility. A spacious south-facing terrace provides breathtaking panoramic sea views.
The layout features an inviting entrance hall, a generous double living room, an independent kitchen with adjoining pantry, three comfortable bedrooms, two shower rooms, and a guest toilet.
Two cellars are included.
Covered parking is available at an additional cost of €40,000.
A privileged living environment on the heights of Nice, ideal for a family seeking comfort, peace, and stunning sea views.

Agency fees payable by the seller.
Property tax: €2,200 per year.
Information regarding potential risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr.

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FEATURES

Property type:	Apartment	Area:	102.69 m²	Elevator:	Oui
Property tax:	€2.00	Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 267

Greenhouse gas emissions (GHG) index: E 57

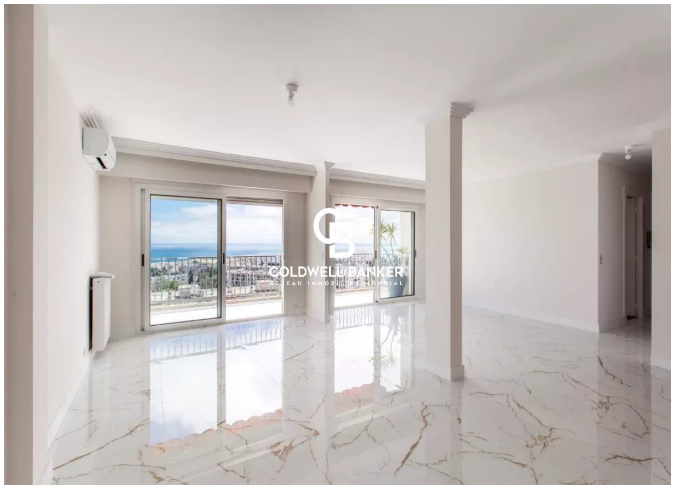
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