COLDWELL BANKER
EUROPA REALTY

Apartment Nice 64 m²



SALE PRICE : 795 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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DESCRIPTION

Ideally located in the immediate vicinity of the city center, within a residence of good standing, discover this beautiful 3-room apartment crossing South/North of about 65 m 2.

It consists of a bright living room opening onto a south-facing terrace with panoramic sea views, an independent kitchen with possibility of opening on the living room, two quiet bedrooms at the back benefiting from a balcony access, a spacious bathroom as well as separate toilets.
A cellar completes this property. Possibility to acquire underground parking in a neighboring residence.

Its privileged location, a few steps from the tram and shops, makes it an ideal opportunity for a second home or a pied-à-terre on the famous Promenade des Anglais

The fees are at seller's expense.
Property tax : 1550 EUR.
Information on the risks to which this property is exposed are available on the site Géorisques georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	64.61 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): D 198

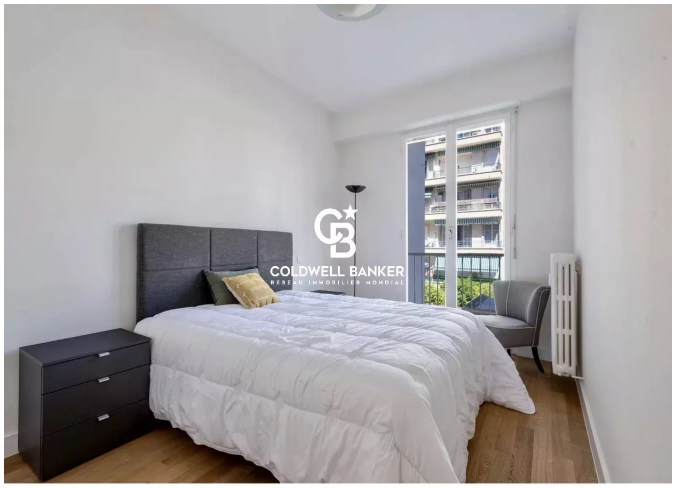
Greenhouse gas emissions (GHG) index: D 43

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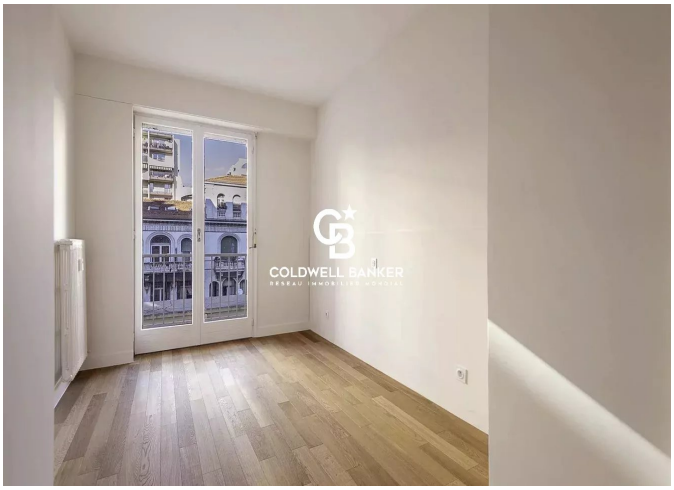
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