COLDWELL BANKER
EUROPA REALTY

Apartment Nice 80 m²



SALE PRICE : 470 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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DESCRIPTION

Nice West – Bellet Hills – Sea View

What if your everyday life began each morning facing the Mediterranean Sea…

Nestled in the sought-after hills of Nice West, in the heart of the prestigious Bellet area, discover this spacious and bright south-facing 2-bedroom apartment, located in a peaceful residential environment where time seems to slow down. From the very first moments, the apartment captivates with its warm atmosphere, abundant natural light, and soothing sea view that accompanies every moment of the day.

Natural light floods every room, enhancing the generous volumes and comfortable layout of the apartment. The clearly separated living and sleeping areas create a harmonious and functional living space designed for everyday comfort. The sun-filled living room, benefiting from a full south exposure, opens naturally onto the outdoor spaces and invites you to fully enjoy the mild Côte d'Azur climate.

The two outdoor areas are true extensions of the apartment. Imagine enjoying breakfast facing the sea, relaxing evenings surrounded by sunset colors, or peaceful moments away from the city's bustle while remaining close to all amenities. In this green and tranquil setting, every moment feels special.

The independent kitchen, both practical and welcoming, offers direct access to the loggia and the small garden. A real advantage for those who appreciate outdoor living and peaceful daily moments under the Riviera sun.

The night area features two bedrooms with built-in storage, facing south and east. Bright and pleasant, they continue this feeling of escape thanks to their terrace with sea view. Each room benefits from reversible air conditioning, ensuring optimal comfort throughout the year.

Beyond its features, this property also offers a highly desirable lifestyle. Shops, schools, and public transportation are within immediate reach, with the bus conveniently located in front of the residence, combining serenity and practicality perfectly.

Rare in the area, a private parking space completes the property and represents a true privilege in this highly sought-after neighborhood of Nice West. A garage is also available in addition to the price.

Located in a recent and secure residence, this apartment combines all the essential qualities buyers are looking for today: peace and quiet, brightness, outdoor spaces, sea view, and quality of life.

A rare opportunity on the Bellet hills, ideal for those seeking more than just an apartment: a true Mediterranean lifestyle on the French Riviera.

A must-see property.

Contact us to arrange a private viewing.

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FEATURES

Property type:	Apartment	Area:	80.21 m²	Elevator:	Oui
Number of units:	31	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): B 72

Greenhouse gas emissions (GHG) index: A 2

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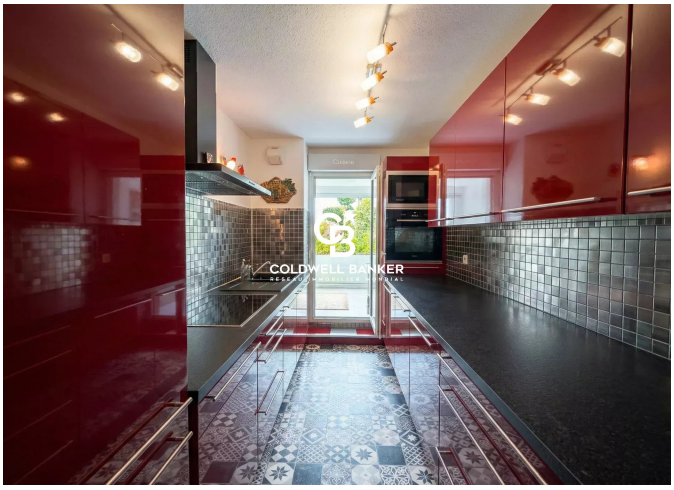





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