COLDWELL BANKER
EUROPA REALTY

Apartment Nice 83 m²



SALE PRICE : 690 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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DESCRIPTION

EXCLUSIVE

3-Room Apartment, 84 m², with Panoramic Sea View, Promenade des Anglais, Nice.

Ideally located on the iconic Promenade des Anglais, on the first floor of a prestigious, well-maintained residence with concierge, this 84 m² cross-ventilated apartment offers an exceptional living environment, enhanced by a panoramic sea view.

Close to the airport, shops, transport links, and Nice's main points of interest, the property comprises an entrance hall, a spacious bright living room open to a fully equipped kitchen, two bedrooms with built-in wardrobes, a large shower room/WC, and separate WC.

The apartment benefits from air conditioning, a balcony overlooking the Mediterranean, and is sold fully furnished, ready to move in or rent immediately. A cellar completes the property.

An iconic address, a functional home open to the sea, ideal as a pied-à-terre, a second home, or a heritage investment on the Riviera.

Fees: payable by the seller.
Condominium charges: €340/month.
Property tax: €1,500/year

Information on the risks to which this property is exposed is available on the Géorisques website: http://georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	83.24 m²	Elevator:	Oui
Number of units:	54	Property tax:	€1.00	Number of rooms:	3 rooms
Number of bedrooms:	2 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 101

Greenhouse gas emissions (GHG) index: C 20

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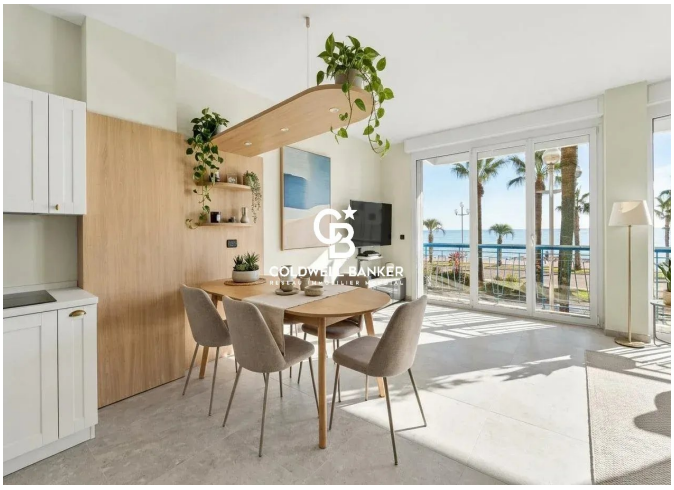

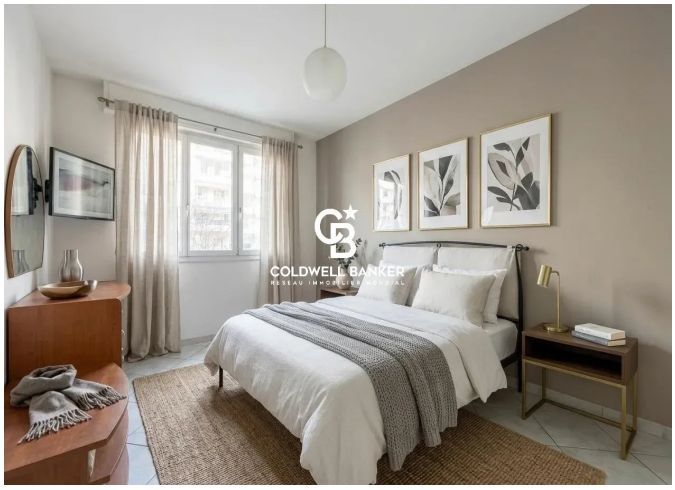









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