COLDWELL BANKER
EUROPA REALTY

Apartment Nice 87 m²



SALE PRICE : 700 000 €

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11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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DESCRIPTION

In the sought-after hills of Nice, in the residential neighborhood of Fabron, within a secure luxury residence with a swimming pool, discover this magnificent 88 m² 3-room apartment located on the top floor of a small condominium.

Completely renovated with high-quality materials, this apartment charms with its spaciousness, brightness, and exceptional outdoor areas. Its numerous terraces totaling 51 m² allow you to fully enjoy superb panoramic views of the sea and hills in a privileged setting.

The apartment consists of a large, bright living room with a fully equipped open-plan kitchen and central island, ideal for entertaining, two beautiful bedrooms opening onto the terrace, an elegant bathroom, and a separate toilet.

For optimal comfort, a cellar and a large 22 m² closed garage complete this rare property in the area.

A turnkey apartment, combining luxury, views and large outdoor spaces, to be discovered without delay.

Condominium fees: €332 per month
Co-ownership comprising 24 residential lots out of 75
Property tax: € 1,927
No proceedings in progress
Fees payable by the seller.

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FEATURES

Property type:	Apartment	Area:	87.0 m²	Elevator:	Oui
Number of units:	75	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 94

Greenhouse gas emissions (GHG) index: A 3

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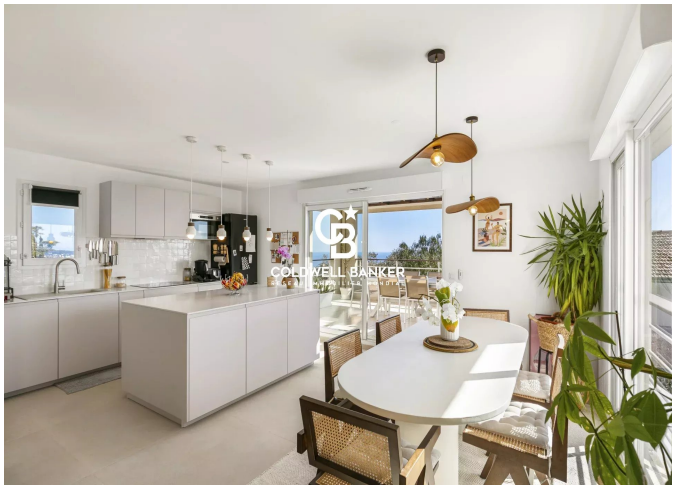









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