COLDWELL BANKER
EUROPA REALTY

Apartment Nice 89 m²



SALE PRICE : 995 000 €

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France, 06000, Nice

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standingrealty@coldwellbanker.fr

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DESCRIPTION

NICE / MONT-BORON : In the sought-after Mont Boron neighbourhood, within an elegant and prestigious residence set amidst extensive landscaped grounds and benefiting from a dedicated caretaker, this superb 89.05 sq m apartment, as defined by the Loi Carrez, occupies the fourth floor.

Benefiting from a dual aspect, the apartment is filled with natural light and offers generous proportions, a perfectly considered layout and, above all, an exceptional and unobstructed panoramic outlook over Nice and the Mediterranean Sea.

The entrance opens onto a spacious hallway with ample storage, providing elegant and seamless access to the various living and private areas.

To the west, a refined 45 sq m reception area brings together a generous living room and dining area with a fully fitted and equipped open-plan kitchen.

Both spaces open onto a beautiful 13.50 sq m terrace, a natural extension of the reception area, offering the perfect setting for long Mediterranean evenings and to admire the spectacular sunsets over the city and the sea.

To the east, two comfortable bedrooms, including a generous 16 sq m principal bedroom, each enjoy direct access to a 6 sq m balcony.

A contemporary shower room with WC, together with a separate guest WC, completes the sleeping quarters.

The apartment also benefits from a particularly high level of comfort, including reversible heat-pump air conditioning, double-glazed windows, electric roller shutters and electric awnings.

A basement storage unit complements this apartment.
An enclosed outdoor garage is available at an additional cost.

A rare opportunity on the Nice property market, combining natural light, tranquillity, generous outdoor spaces and spectacular views, in a highly sought-after residential setting between Mont Boron, Mont Alban and the Col de Villefranche.

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FEATURES

Property type:	Apartment	Area:	89.05 m²	Elevator:	Oui
Number of units:	22	Property tax:	€2.00	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 157

Greenhouse gas emissions (GHG) index: D 34

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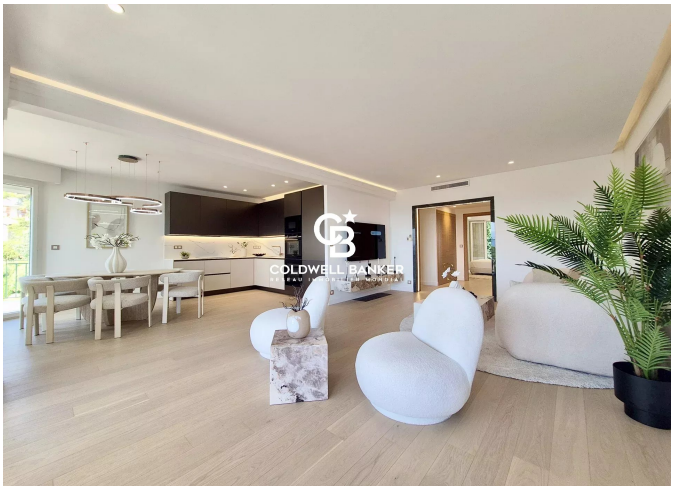



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