

Appartement Nice 112 m²



PRIX DE VENTE : 795 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITÉ



COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

OFFER ACCEPTED

EXCLUSIVE SALE***Character Apartment of 112 m² in a 19th-Century Building – Jean Médecin, Nice Centre

In a superb 19th-century Niçois building, in the very heart of Nice city centre, just steps from Avenue Jean Médecin and the tramway, this exceptional 112.40 m² property is located on the second floor of a prestigious residence with elevator and disabled access.

The apartment consists of two units joined around a shared entrance, currently laid out as two independent apartments with a contemporary design that preserves the charm of the old. Each unit includes a beautiful living space, a fully equipped kitchen, a bedroom, and a shower room. A balcony completes the property.

A simple reconfiguration would allow the creation of a spacious family apartment by removing one kitchen and a partition wall.

Key Features:

Prime central location, just 100 m from the tram. Close to the TGV train station and international airport.

Outdoor balcony.

Short-term rental permitted (excellent rental potential).

Multiple possible uses: residential or professional/commercial.

Beautiful historic architecture, high ceilings, and generous volumes.

Vibrant shopping district.

Public parking with subscription available 200 m away.

An ideal property for a pied-à-terre, an investment, or a primary residence in one of Nice's most dynamic neighborhoods.

Seller's fees apply.

Monthly charges: €180.

Property tax €1,939.

11 rue Chauvain

Information on potential risks is available in the Geoprisque website at www.geoprisque.fr



TÉL : +33493852932

staging.realty@coldwellbanker.fr

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	112.4 m ²	Ascenseur :	Oui
Taxe foncière :	€1.00	NB de pièces :	4 rooms	NB de chambres :	2 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

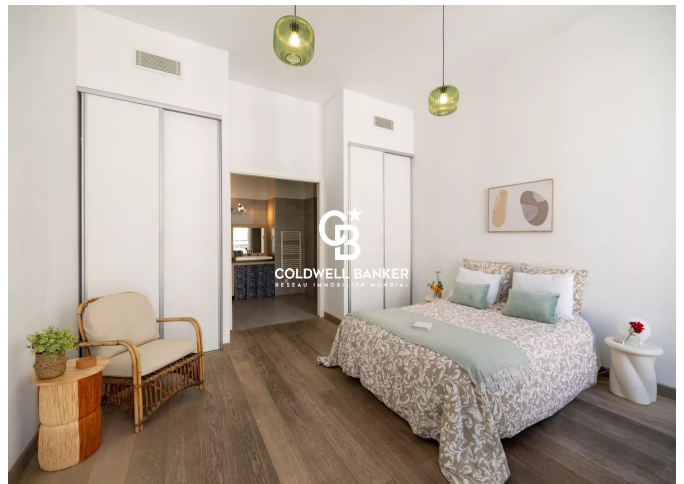
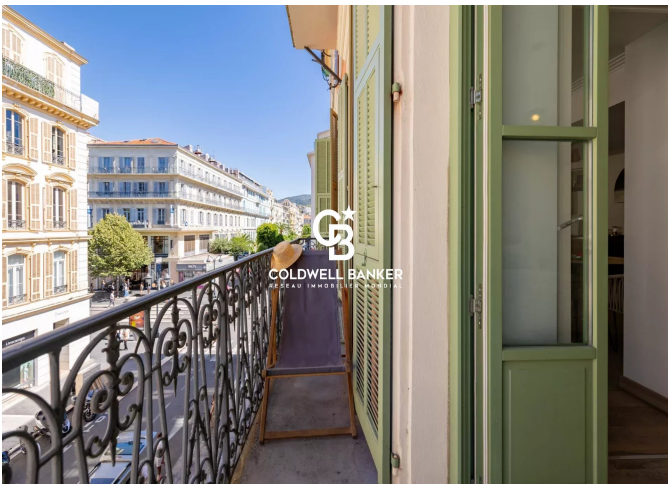
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 115

Indice d'émission de gaz à effet de serre (GES) : A 3



COLDWELL BANKER
EUROPA REALTY



11 rue Chauvain
France, 06000, Nice



TÉL : +33493852932
standingrealty@coldwellbanker.fr