

Appartement Nice 116 m²



PRIX DE VENTE : 519 000 €

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COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

NICE CARRÉ D'OR – PEDESTRIAN AREA : Ideally nestled just 400 metres from the sea, on the 5th and top floor of a graceful mid-19th-century building with a lift serving up to the 4th floor, this apartment enjoys an exceptional and highly sought-after location, within immediate reach of all amenities.

From the very entrance, charm takes hold. This atypical gem, tucked beneath the rooftops, captivates with its warm atmosphere, exposed beams and unique volumes. It offers 116 square metres of floor area (49.69 m² Carrez), creating an intimate yet wonderfully functional living environment.

The bright living area flows seamlessly into a fully equipped kitchen with a central island, perfect for sharing convivial moments.

The sleeping quarters include a master bedroom with integrated storage, a complete bathroom with both bathtub and shower, as well as a laundry space and separate guest toilet.

Two thoughtfully designed mezzanines each accommodate a charming mansard bedroom with a double bed, ideal for guests or for creating additional living spaces.

Bathed in natural light thanks to twelve south- and west-facing Velux windows equipped with electric blinds controlled by voice command, the apartment offers a lovely unobstructed view over the rooftops of Nice, with no facing neighbours.

The quality features are all present: home automation, reversible air conditioning, double glazing and numerous custom-made storage solutions cleverly fitted under the slopes.

A real gem for this rare property with its soft and singular ambiance and deserves your full attention and to be discovered during a private visit.

Short-term rentals (Airbnb) are permitted.

Agency fees included, payable by the seller.

Energy Performance Certificate: C and C

Property tax: € 1,519 per year

Monthly service charges: approx. € 115

Number of residential units: 60

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



CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	116.0 m ²	Ascenseur :	Oui
Nombre de lots :	43	Taxe foncière :	€1.00	NB de pièces :	3 rooms
NB de chambres :	1 bedroom				

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

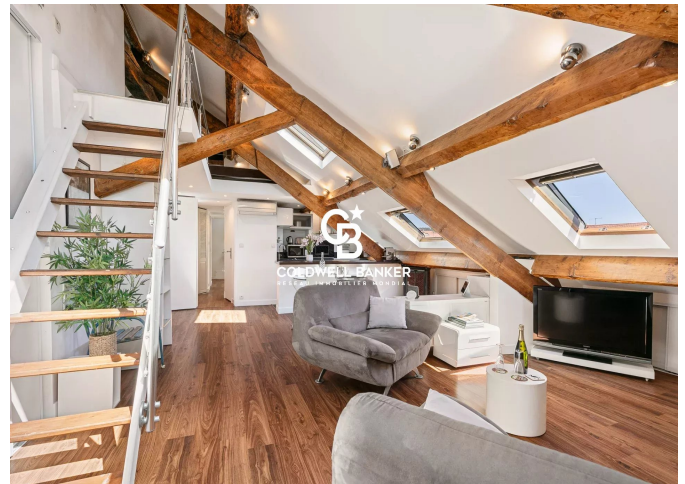
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 144

Indice d'émission de gaz à effet de serre (GES) : C 13



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