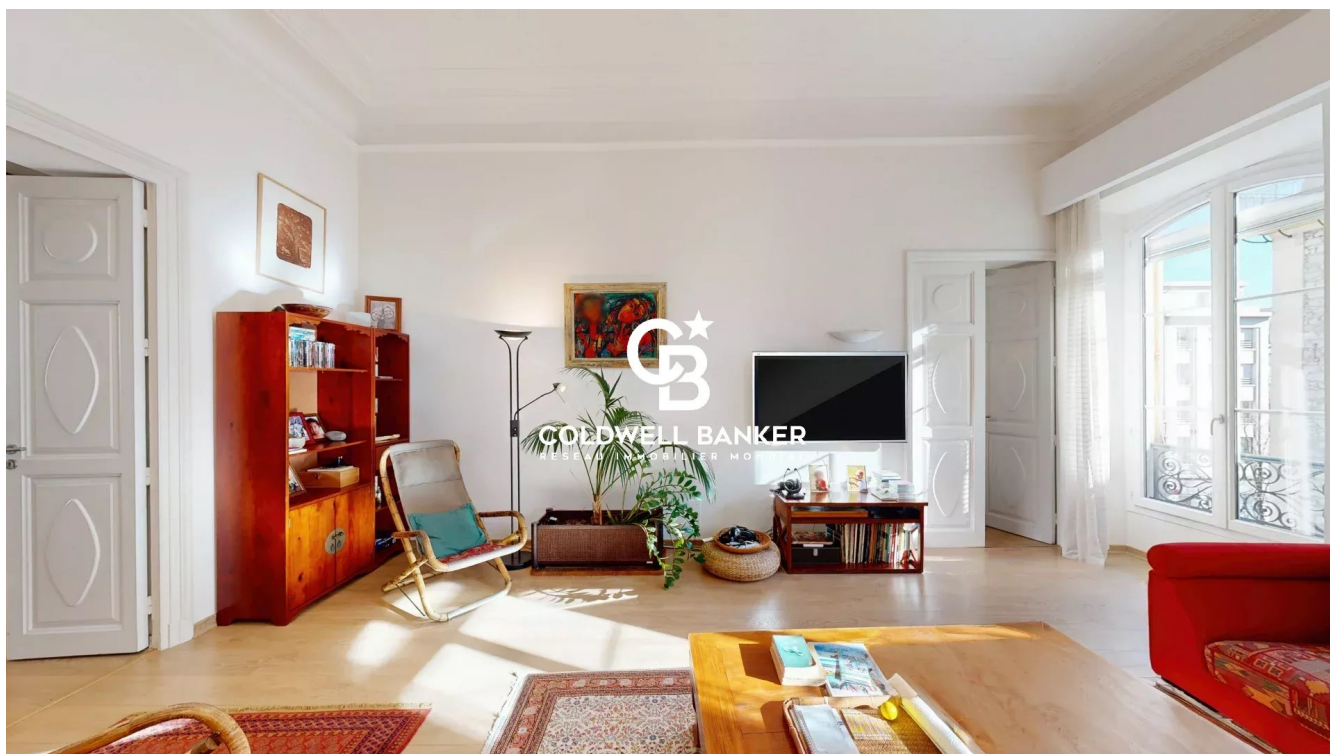


Appartement Nice 148 m<sup>2</sup>

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PRIX DE VENTE : 945 000 €

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EMAIL : [STANDINGREALTY@COLDWELLBANKER.FR](mailto:STANDINGREALTY@COLDWELLBANKER.FR)

EXCLUSIVITÉ

## DESCRIPTION

Ideally located in the heart of Nice, this 148.93 m<sup>2</sup> apartment combines bourgeois charm and modern amenities. Nestled in a characterful building, it boasts spacious volumes, remarkable ceiling heights, and a double exposure, including a particularly pleasant south-facing aspect, flooding the rooms with natural light throughout the day!

The vast, elegant, and bright living room opens onto a large independent kitchen, complemented by a dining area perfect for entertaining. The apartment features three beautiful bedrooms, a study that can be converted into a fourth bedroom, and a functional laundry room.

Equipped with centralized air conditioning, this property is located in a secure and friendly condominium, primarily composed of main residences. While a few apartments are rented out annually, the residence maintains a peaceful and harmonious atmosphere.

A rare opportunity, this property also offers the possibility of being divided into multiple units, making it ideal for a family or an investor.

Don't miss this unique opportunity to acquire an exceptional property in the heart of Nice.

Monthly charges: €170

Property tax: €1,899

Sale price (fees included): €998,000

Net seller price: €950,476

Buyer's fees (incl. VAT): 5%

For information on potential risks associated with this property, visit the Géorisques website:  
[georisques.gouv.fr](http://georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	148.93 m <sup>2</sup>	Ascenseur :	Oui
Nombre de lots :	71	NB de pièces :	6 rooms	NB de chambres :	4 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

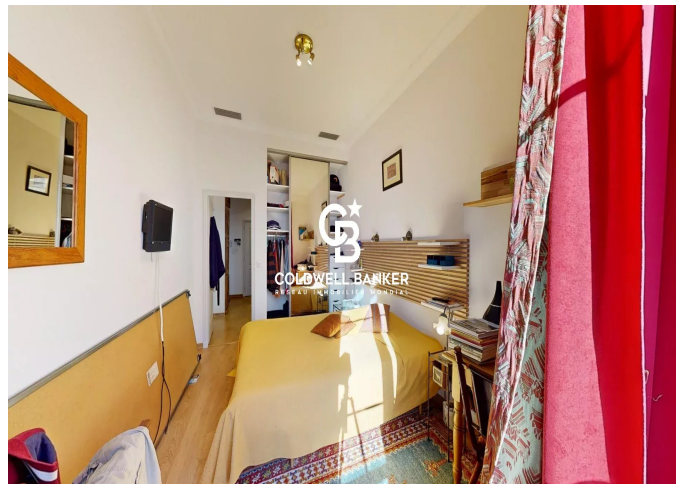
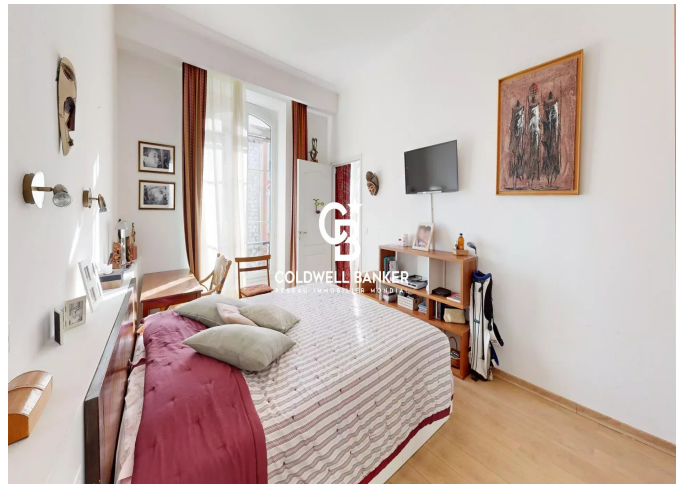
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 86

Indice d'émission de gaz à effet de serre (GES) : A 2



**COLDWELL BANKER**  
**EUROPA REALTY**



11 rue Chauvain  
France, 06000, Nice



TÉL : +33493852932  
[standingrealty@coldwellbanker.fr](mailto:standingrealty@coldwellbanker.fr)