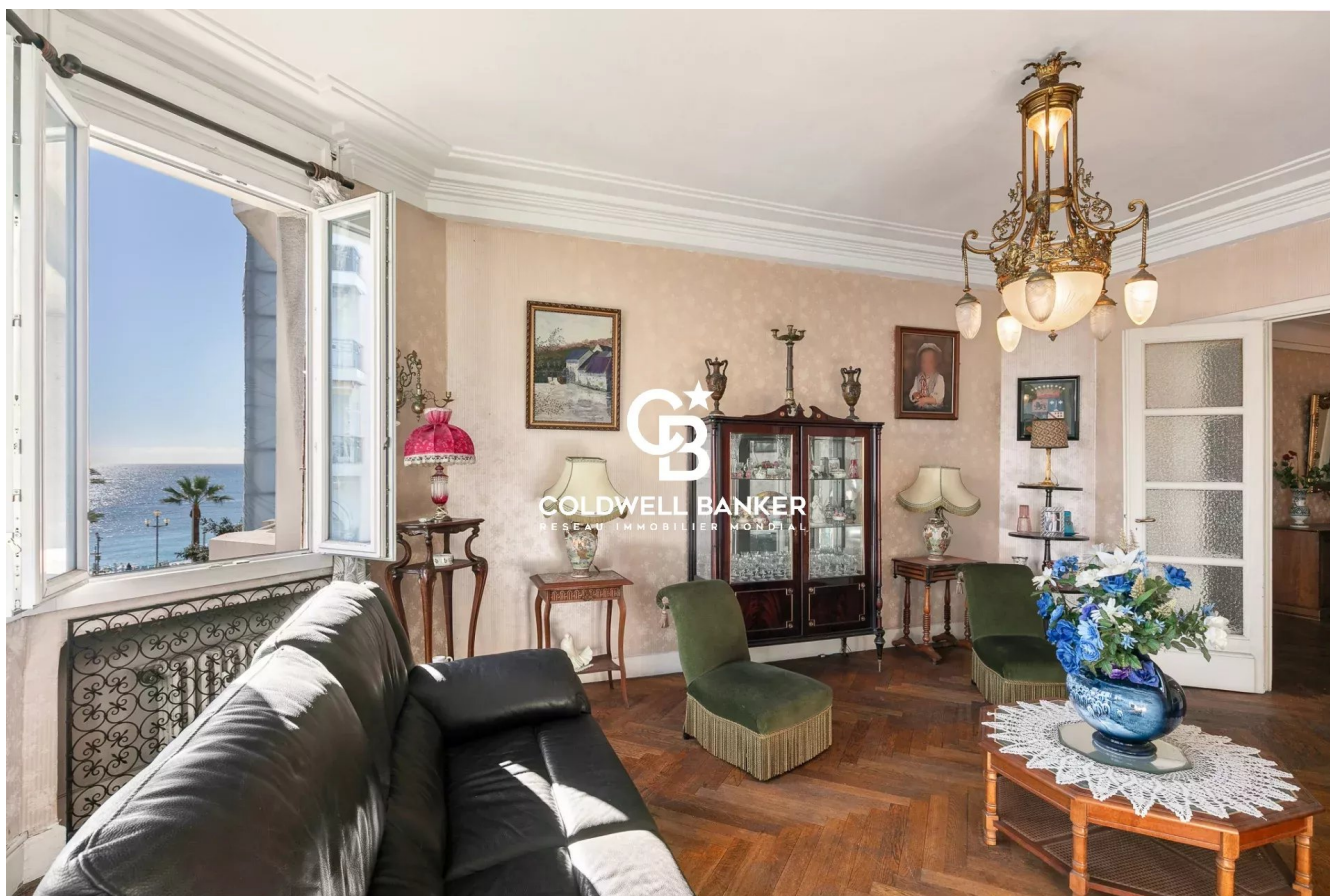


Appartement Nice 163 m²



PRIX DE VENTE : 950 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Ideally located in one of Nice's most prestigious neighborhoods, in the immediate vicinity of the iconic Hotel Negresco, in a quiet setting and just a few steps from the beach, this 163 sqm apartment offers a rare opportunity for a bespoke renovation project. Located on the 3rd floor with elevator, it features remarkable volumes and exceptional renovation potential, allowing the creation of a truly outstanding property.

Thanks to its layout and generous surface area, it is entirely possible to create four en-suite bedrooms, as well as a vast reception area with an open-plan living room and kitchen of over 75 sqm, extended by two balconies offering a pleasant sea view.

A true blank canvas for a high-end renovation project, combining a prestigious address, tranquility, and immediate proximity to the beaches and the Negresco, ideal as a primary or secondary luxury residence.

Agency fees paid by the seller

Property tax: €1,922 per year

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

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	163.0 m ²	Ascenseur :	Oui
Taxe foncière :	€2.00	NB de pièces :	5 rooms	NB de chambres :	3 bedrooms

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

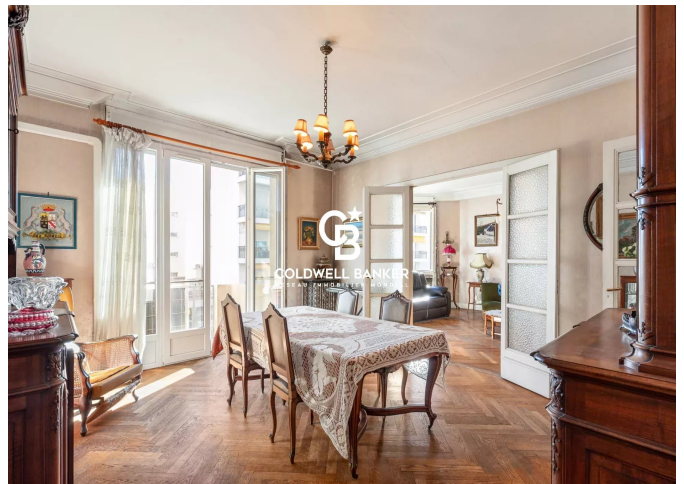
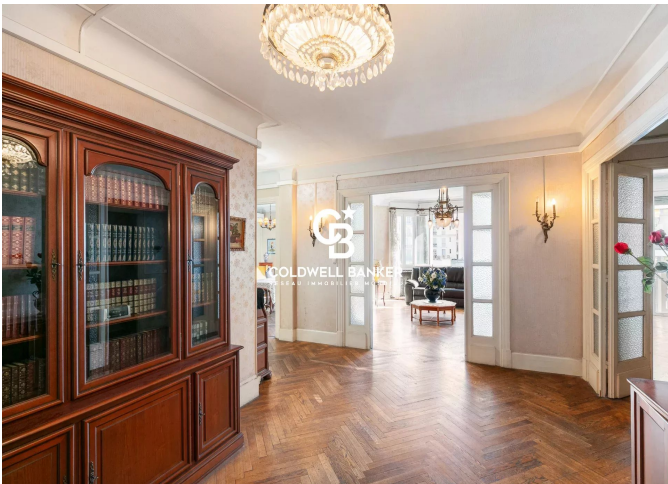
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 96

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



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