

Appartement Nice 173 m<sup>2</sup>

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PRIX DE VENTE : 1 580 000 €

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## DESCRIPTION

Luxury 5-Room Family Apartment with Large Terrace – Gairaut / Rimiez

Ideal as a main residence – high-quality residential environment

Located in the residential hills of Gairaut / Rimiez, within a private and secure estate, this high-end 5-room apartment offers a privileged living environment, combining peace and quality of life while remaining close to the center of Nice.

With a living area of approximately 173 sqm, it features generous volumes and excellent natural light, including a spacious living room opening onto an exceptional terrace of approximately 170 sqm.

The outdoor area, a natural extension of the interior living space, is fitted with a jacuzzi, a fitness area, and several relaxation zones, offering a rare level of comfort for an apartment and a true “house-like” lifestyle.

The layout is perfectly suited for family living, with four bedrooms including two en-suite bedrooms, several shower rooms, ample storage space, and high-quality fittings.

The environment is particularly appreciated for its tranquility, the quality of the neighborhood, and the proximity to schools, nurseries, shops, and public transport. Sports and outdoor enthusiasts will value the immediate proximity to the Gairaut canal and Mont Chauve, providing a structured and pleasant setting ideal for jogging, family walks, and outings with children and pets.

A green and serene living environment, conducive to everyday well-being. A rare property, ideal as a main residence, for those seeking space, comfort, and serenity in a preserved residential setting.

A property designed for long-term living and a sustainable life project.

In addition to the main apartment, there is an opportunity to acquire a charming, fully independent studio located just a 5-minute walk away, within a secure, landscaped estate offering exceptional panoramic views over the sea and the city, as well as a beautiful residents-only swimming pool.

This studio represents a true extension of the living space, ideally suited to a variety of uses depending on lifestyle and projects: private office or quiet remote-working space, independent accommodation for a teenager or young adult, guest space for family or friends, area dedicated to a professional, liberal, or creative activity, or an additional patrimonial investment solution.

Set within a perfectly maintained residence with direct access to the Gairaut canal, this studio provides rare flexibility of use, reinforcing the long-term and evolving primary-residence appeal of the main property.

An ideal configuration for families seeking space, independence, quality of life, and adaptability over time, in

a highly desirable residential environment.

Seller's fees included.

Number of units in the co-ownership: 5

No ongoing legal proceedings – Charges: €225.91

Property tax: €3,127.

Information on potential risks related to this property is available on the Géorisques website:  
[georisques.gouv.fr](http://georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	173.62 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	5 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 84

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



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