

Appartement Nice 83 m²



PRIX DE VENTE : 740 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

EXCLUSIVE

3-Room Apartment, 84 m², with Panoramic Sea View, Promenade des Anglais, Nice

Ideally located on the iconic Promenade des Anglais, on the first floor of a prestigious, well-maintained residence with concierge, this 84 m² cross-ventilated apartment offers an exceptional living environment, enhanced by a panoramic sea view.

Close to the airport, shops, transport links, and Nice's main points of interest, the property comprises an entrance hall, a spacious bright living room open to a fully equipped kitchen, two bedrooms with built-in wardrobes, a large shower room/WC, and separate WC.

The apartment benefits from air conditioning, a balcony overlooking the Mediterranean, and is sold fully furnished, ready to move in or rent immediately. A cellar completes the property.

An iconic address, a functional home open to the sea, ideal as a pied-à-terre, a second home, or a heritage investment on the Riviera.

Fees: payable by the seller.

Condominium charges: €340/month.

Property tax: €1,500/year.

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

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	83.24 m ²	Ascenseur :	Oui
Nombre de lots :	54	Taxe foncière :	€1.00	NB de pièces :	3 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) : B 101

Indice d'émission de gaz à effet de serre (GES) : C 20



COLDWELL BANKER
EUROPA REALTY



11 rue Chauvain
France, 06000, Nice



TÉL : +33493852932
standingrealty@coldwellbanker.fr