COLDWELL BANKER
EUROPA REALTY

Building Nice 584 m²



SALE PRICE : 4 690 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

NICE CENTER : Ideally located in the heart of Nice, just a short stroll from the sea, this elegant early-20th-century townhouse captures the timeless spirit and architectural refinement of the Belle Époque.

Currently operated as a hotel, the property of 650 sqm total represents a rare investment opportunity on the French Riviera, combining historic character with strong hospitality potential in one of the city's most sought-after neighborhoods.

Behind its distinguished façade, the building reveals impressive volumes and authentic period features. Ceiling heights reaching up to five meters on the ground floor, original moldings and fireplaces create an atmosphere of understated elegance rarely found on the market today.

The hotel is currently arranged over two main levels and offers 16 guest rooms with en-suite shower rooms, together with a welcoming reception area and a bright breakfast lounge designed for guest comfort.

The ground floor offers 210.78 m² of living space.
The first floor offers 197.72 m² of living space.

The top floor hosts a charming attic apartment of 79,88 m² living space opening onto a remarkable 71 m² private terrace — a truly unique feature in this central location. This exceptional space offers outstanding potential for the creation of a refined rooftop venue, a concept particularly sought after in the Riviera hospitality market and capable of significantly enhancing the property's value and positioning.

A 127,67 m² basement level houses the operational infrastructure of the hotel, including laundry facilities, storage areas, a pantry and staff service spaces. Two outdoor terraces further complement the property.

Additional development potential exists, notably with the possibility of installing an elevator, allowing future repositioning or upgrading of the asset.

The location is particularly strategic, within immediate proximity of shops and transport links: 600 meters from the seafront, 500 meters from the main TGV railway station and 400 meters from the tramway.

A distinctive Belle Époque property with an established hospitality operation — an exceptionally rare opportunity on the Nice market.

Agency fees included and payable by the vendor.

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	Building	Area:	584.0 m²	Property tax:	€3.00
Number of rooms:	20 rooms	Number of bedrooms:	17 bedrooms		

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

ENERGY PERFORMANCE DIAGNOSIS

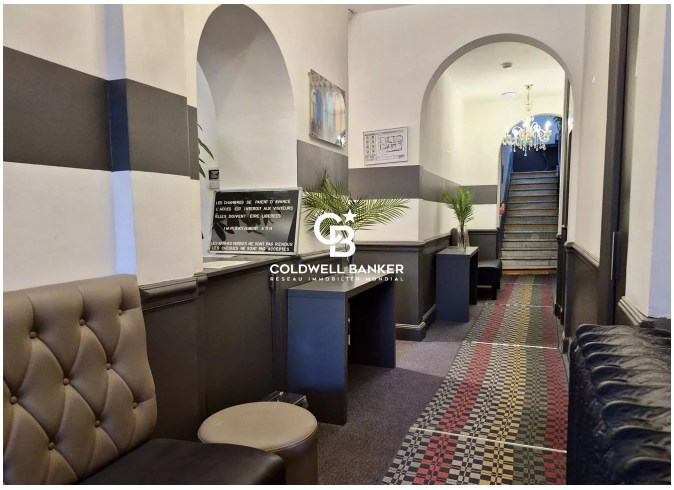
Energy performance diagnosis (EPD): C 110

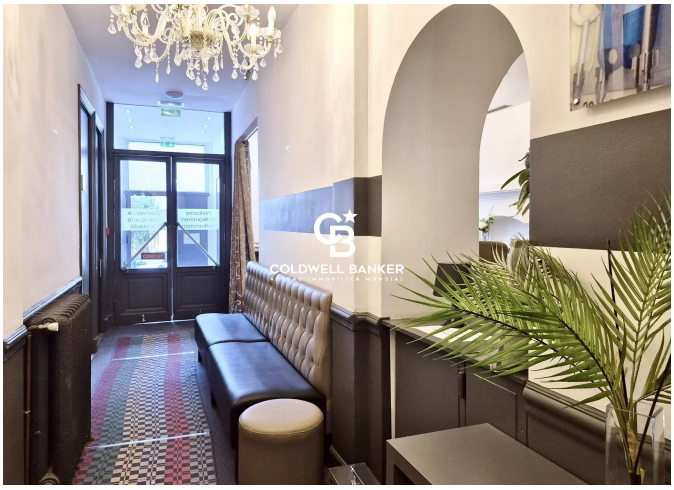
Greenhouse gas emissions (GHG) index: B 7

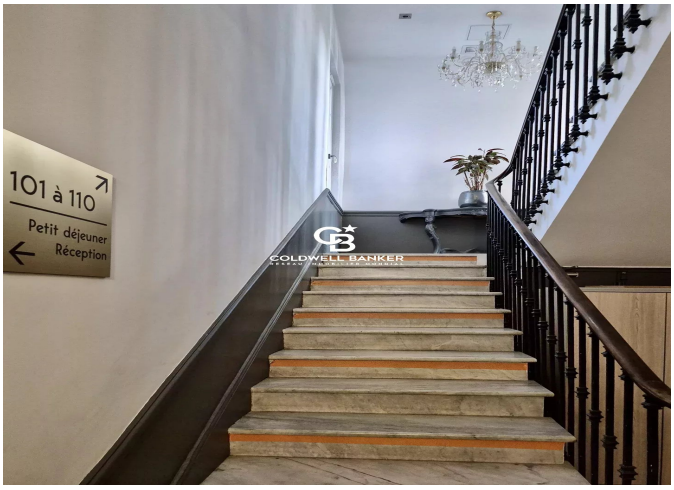
11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

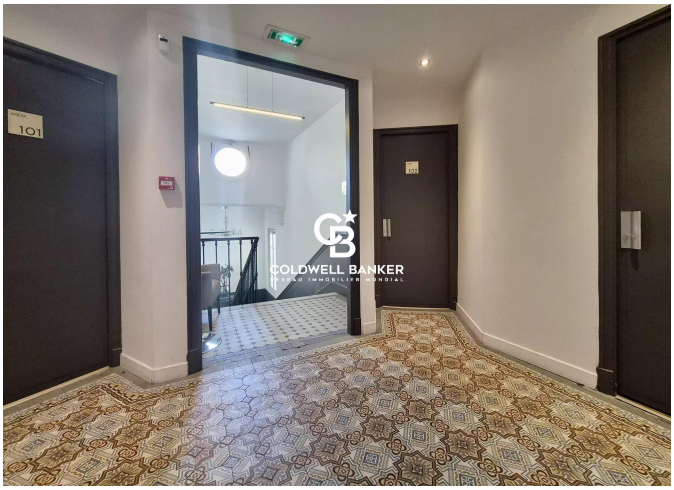
COLDWELL BANKER
EUROPA REALTY













11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr