COLDWELL BANKER
EUROPA REALTY

House Nice 137 m²




SALE PRICE : 790 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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## DESCRIPTION

NICE CENTRE / TZAREWITCH : Located in one of Nice's most charming and historically rich residential neighborhoods, just steps away from the impressive Russian Orthodox Saint Nicholas Cathedral, within immediate reach of shops, schools, and public transport, and only a 15-minute walk from the famous Promenade des Anglais, the highly sought-after Tzaréwitch district offers a rare blend of tranquility, greenery, refined residential living, and prestigious architecture. Here, you enjoy the best of both worlds: a peaceful environment while remaining close to the heart of the city.

Tucked away at the end of a quiet, leafy cul-de-sac, this charming detached 1940s townhouse offers approximately 160 sqm of living space on a flat, low-maintenance 422 sqm plot. The property combines character, privacy, and outstanding potential.

Completely independent and ideally oriented East, South, and West, the home benefits from excellent natural light throughout the day. The main level features a bright 30 sqm living room opening onto a balcony overlooking the south-facing garden.

The separate kitchen leads out to a beautiful shaded terrace, enhanced by a magnificent bougainvillea growing over a metal pergola, creating an authentic Mediterranean atmosphere—perfect for relaxing and entertaining.

This level also includes a bathroom and separate toilet.

A 16 sqm study located in the converted attic space is accessible directly from the living room, offering an ideal home office, library, or creative space.

On the garden level, the property offers three bedrooms, a dressing room, a shower room, and separate toilet facilities, providing a comfortable and functional layout for family living.

The approximately 350 sqm garden is divided into two distinct areas: a south-facing section with a pergola, offering space for a swimming pool, and a north-facing area ideal for a lounge zone, landscaped garden, or private relaxation space.

A garage, private parking space, and an outdoor storage annex complete this rare property on the market.

While renovation work is to be expected, this home presents an exceptional opportunity to create a bespoke residence in a true haven of peace, in one of Nice's most desirable and strategic locations.

A rare opportunity not to be missed—contact our agency today for more information or to arrange a private viewing.

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 137.47 m² | Property tax: | €2.00 |
| Number of rooms: | 4 rooms | Number of bedrooms: | 3 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): F 353

Greenhouse gas emissions (GHG) index: F 71

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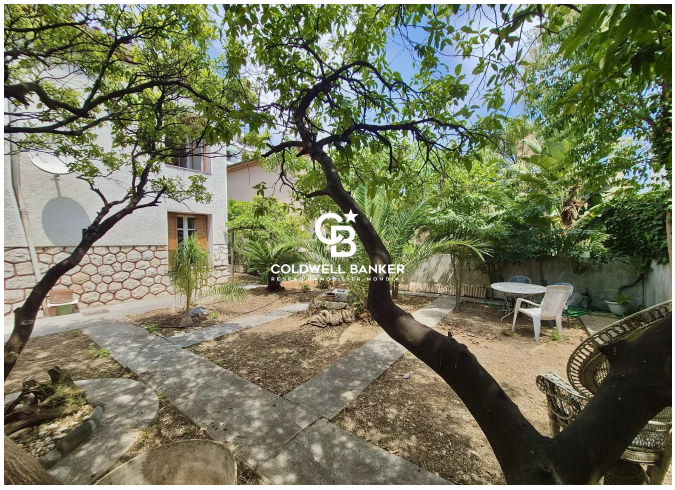









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