COLDWELL BANKER
EUROPA REALTY

House Nice 469 m²



SALE PRICE : 1 450 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Located within a private estate at the end of a cul-de-sac, this 469 m² property offers a privileged setting, complete privacy, and absolute tranquility. Facing south, it enjoys optimal sunlight throughout the day.
Built on a plot of over 5,000 m², the main house comprises 14 rooms, including 9 bedrooms, providing generous living spaces for family and guests. An elevator serves all floors, ensuring daily comfort and convenience.
The property also features high-quality amenities: a swimming pool with spa, private tennis court, gym, games room, and car shelters.
A rare property in terms of size and location, offering all the attributes of a large family or reception home. Modernization work is required, but the strong potential, generous volumes, and existing features make it an exceptional opportunity to create a prestigious residence tailored to your taste.
Fees payable by the seller
Property tax: €5,376
Information on the risks associated with this property is available on the Géorisques website: georisques.gouv.fr

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	469.0 m²	Elevator:	Oui
Property tax:	€5.00	Number of rooms:	14 rooms	Number of bedrooms:	9 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 151

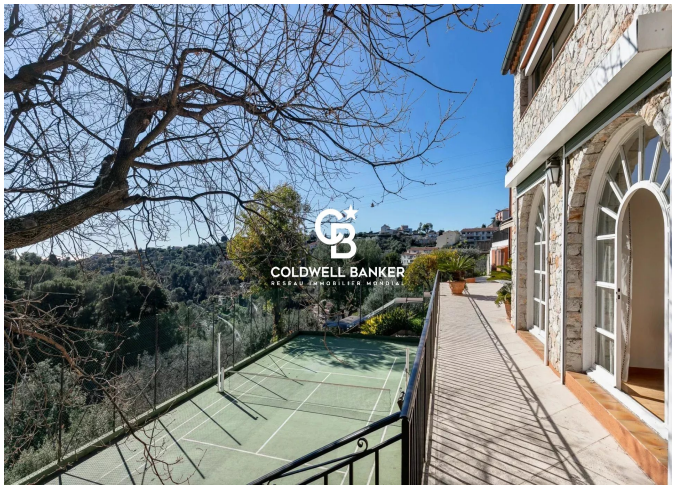
Greenhouse gas emissions (GHG) index: B 6

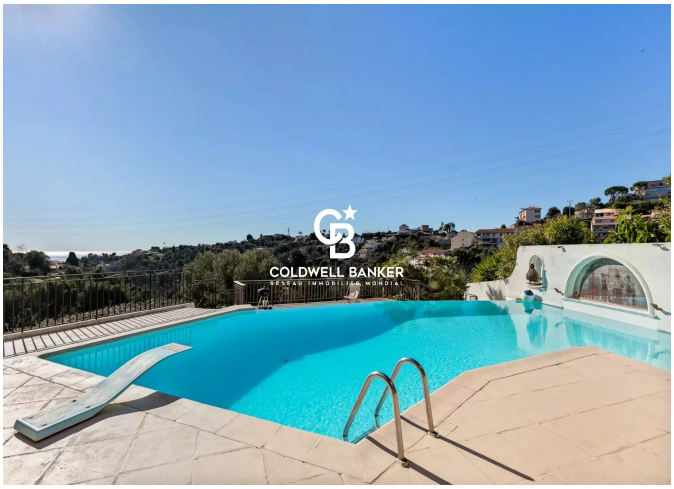
11 rue Chauvain
France, 06000, Nice

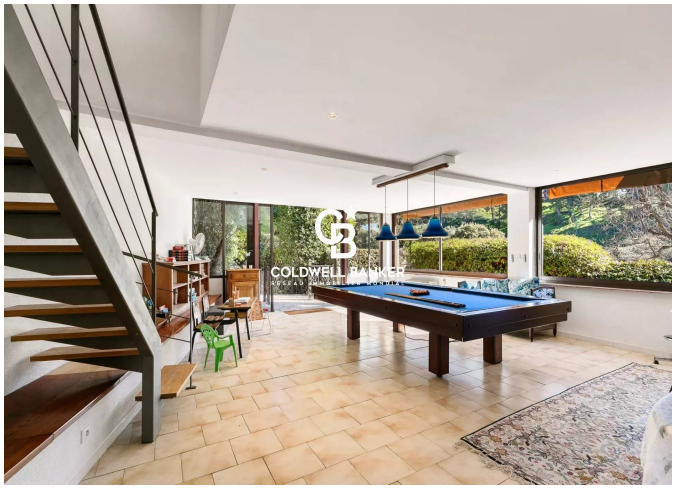
PHONE : +33493852932
standingrealty@coldwellbanker.fr

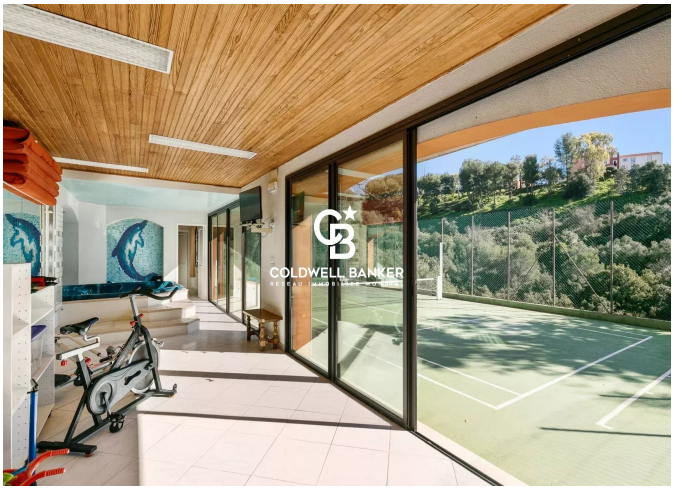
COLDWELL BANKER
EUROPA REALTY

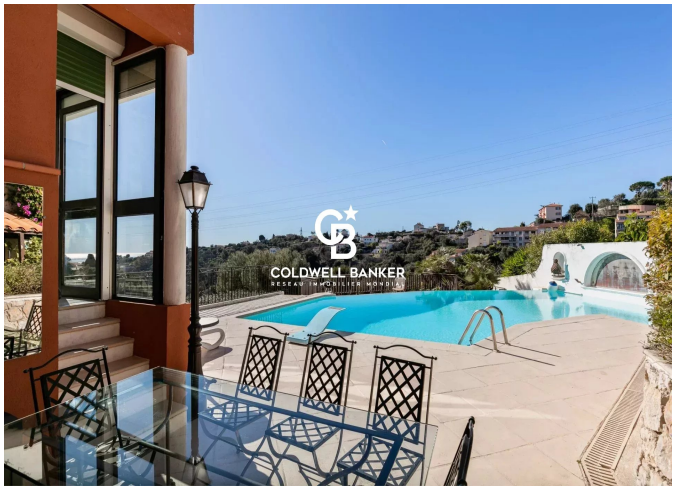












11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr