COLDWELL BANKER
EUROPA REALTY

House Nice 360 m²



SALE PRICE : 2 990 000 €

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11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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DESCRIPTION

Here is the English translation of the text:

Come and discover the timeless elegance of this magnificent bourgeois house, located in the heart of Cimiez, one of Nice's most sought-after neighborhoods, just steps from the prestigious Regina. Fully renovated with care, this characterful residence invites you to experience something unique, where every detail has been designed to offer comfort, refinement, and conviviality.

From the moment you enter, you'll be captivated by the bright, welcoming atmosphere of the spacious living room, ideal for sharing precious moments with family or friends, extended by a superb sun-drenched terrace. The independent kitchen, tastefully appointed, will delight lovers of gastronomy and conviviality, while the functional office with meeting room provides a space conducive to concentration and creativity.

Upstairs, four elegant bedrooms await you, including a sumptuous master suite designed as a true haven of well-being: a large private terrace, a spacious dressing room, and a luxurious bathroom. A study area, an additional shower room, and separate toilets complete this level, ensuring a harmonious and functional layout.

The garden level offers an independent apartment, perfect for hosting your loved ones or staff, with two bedrooms, an office, an open kitchen adjoining a welcoming living room, and direct access to the garden.

Outside, enjoy a verdant setting: a vast terrace for your moments of relaxation, a swimming pool surrounded by a landscaped and wooded garden, a large garage, and several parking spaces.

Cimiez charms with its tranquility, architectural heritage, and proximity to the city center, renowned schools, museums, and gardens. Just minutes from the sea and shops, this rare property combines authenticity, comfort, and an exceptional location.

Let yourself be enchanted by this unique opportunity in Nice, and come visit it without delay.

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FEATURES

Property type:	House	Area:	360.3 m²	Property tax:	€7.00
Number of rooms:	11 rooms	Number of bedrooms:	7 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): B 109

Greenhouse gas emissions (GHG) index: C 11

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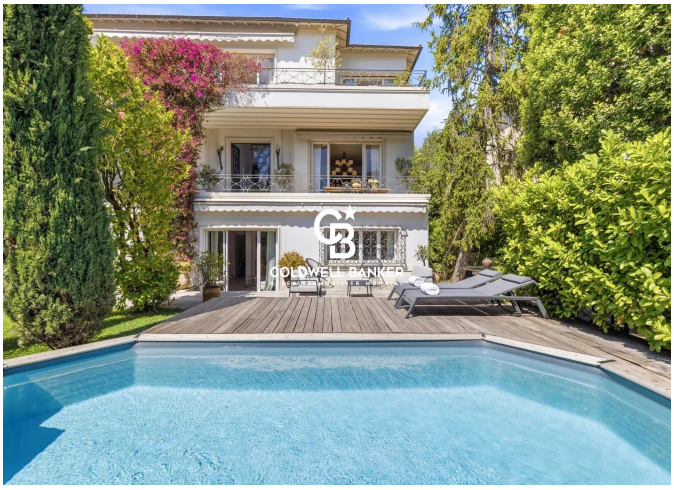



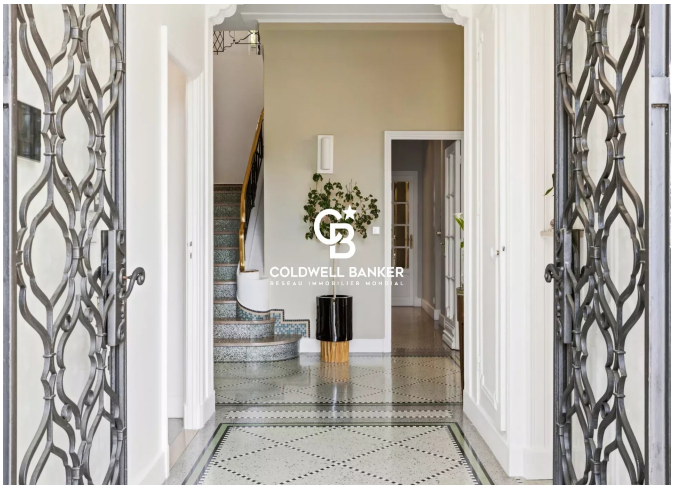

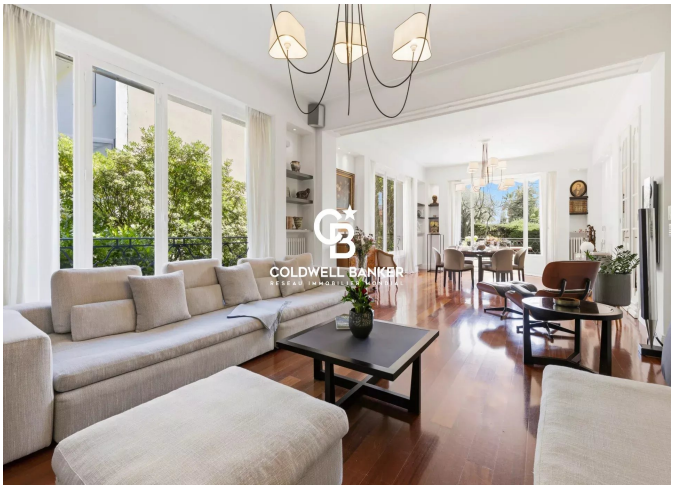

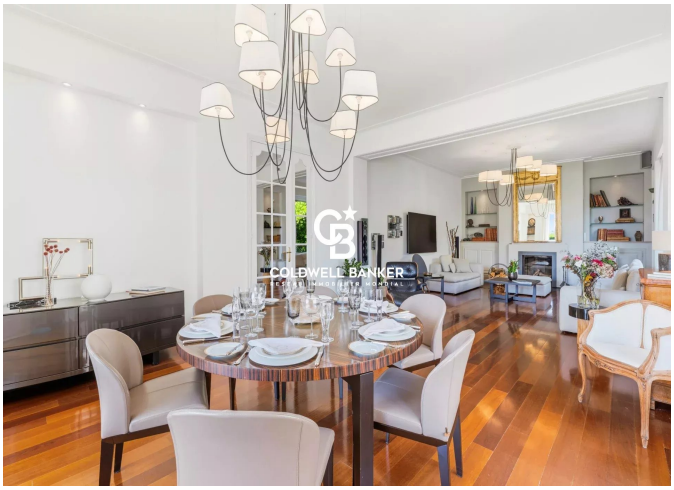

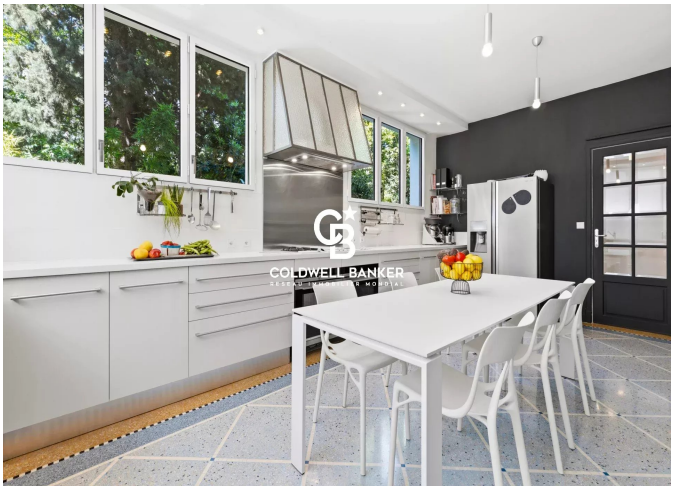

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