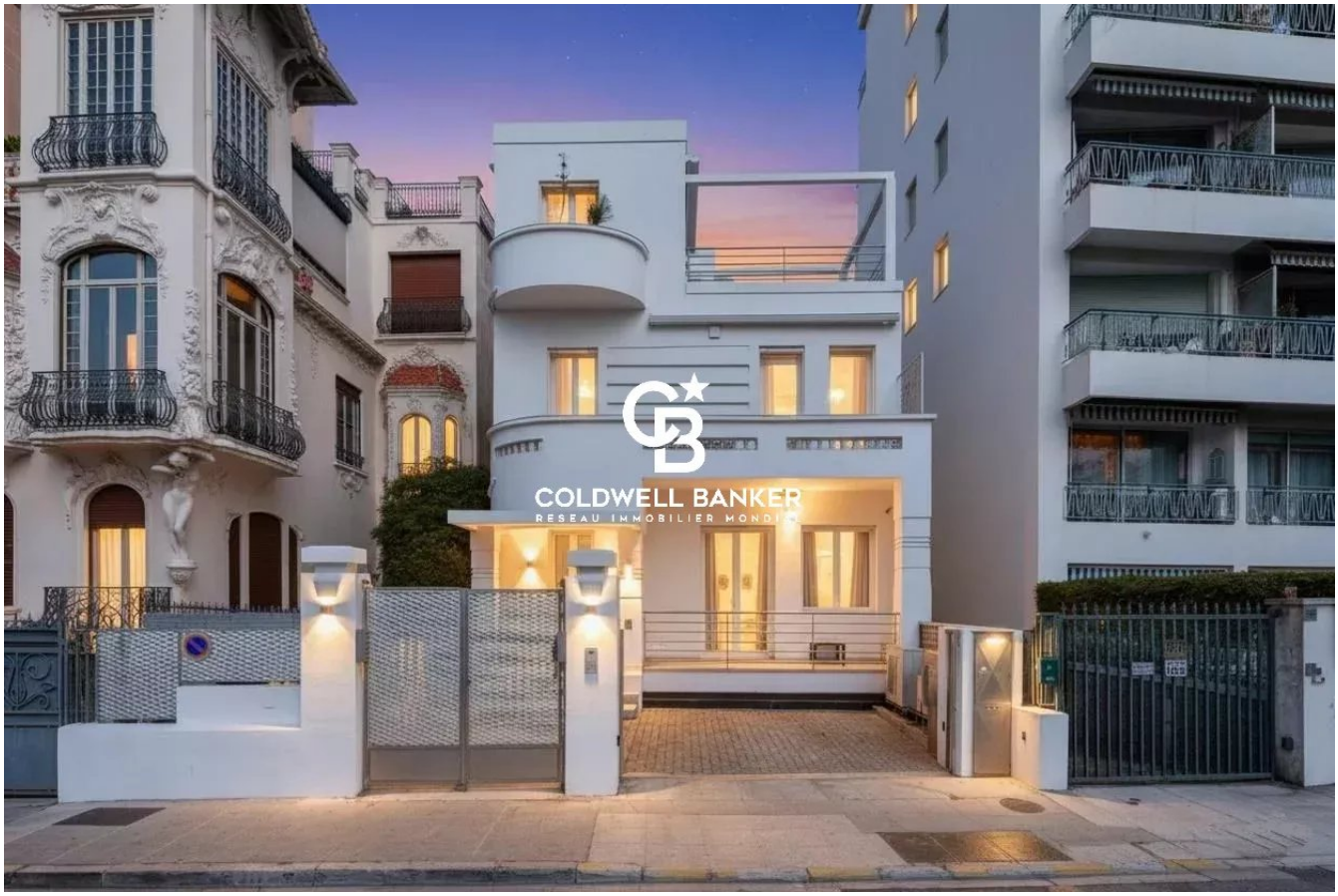
COLDWELL BANKER
EUROPA REALTY

House Nice 250 m²



SALE PRICE : 2 950 000 €

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DESCRIPTION

Ideally located on the prestigious Promenade des Anglais, just 20 meters from the beach, this fully renovated 250 sqm property offers a rare lifestyle combining comfort, modern design, and breathtaking sea views.
Arranged over several levels, the house is composed of three independent apartments, offering great flexibility for a primary residence, holiday home, or rental investment.
Each level benefits from its own terrace, providing privileged outdoor spaces to fully enjoy the Mediterranean climate and exceptional sea views.
The ground floor features a bright and spacious living area with two en-suite bedrooms, opening onto a pleasant terrace. The first floor offers an identical layout, with another luminous living space, two en-suite bedrooms, and a private terrace.
On the top floor, a charming studio opens onto a superb 40 sqm terrace, perfect for enjoying the sea and relaxing outdoors.
A semi-basement level is entirely dedicated to wellness, featuring a spa area with sauna and massage room, creating a true haven of relaxation.
The property also benefits from several parking spaces, a rare asset in this sought-after location.
Carefully renovated in a modern and refined style, this home offers high-quality features in a unique seafront setting.
Agency fees payable by the seller
Property tax: €5,200
Information on potential risks affecting this property is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	House	Area:	250.0 m²	Property tax:	€5.00
Number of rooms:	9 rooms	Number of bedrooms:	4 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 176

Greenhouse gas emissions (GHG) index: B 8

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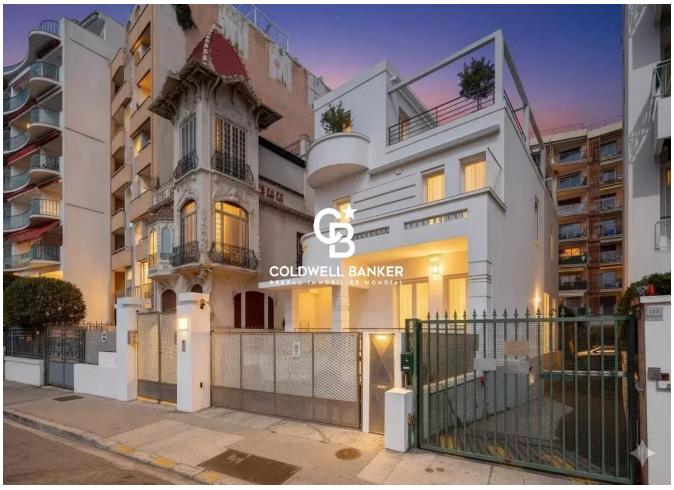





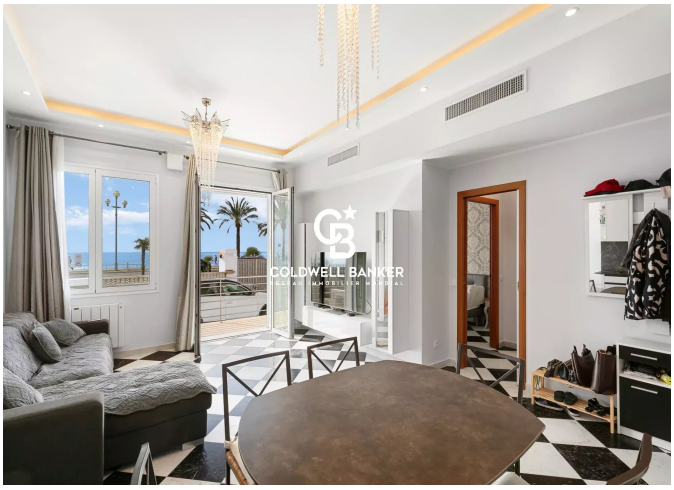

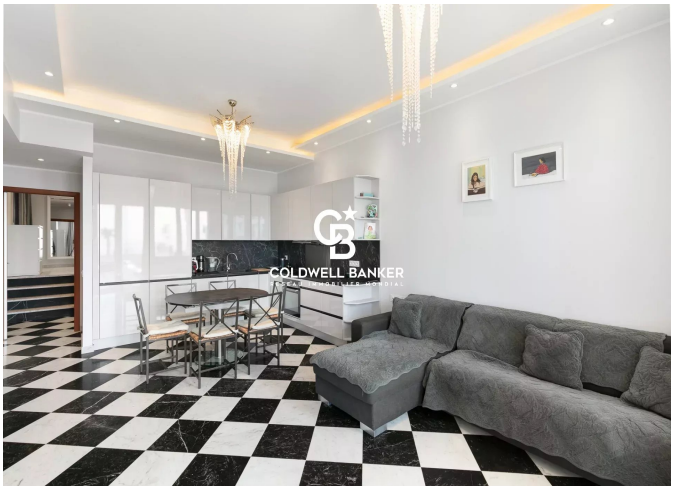

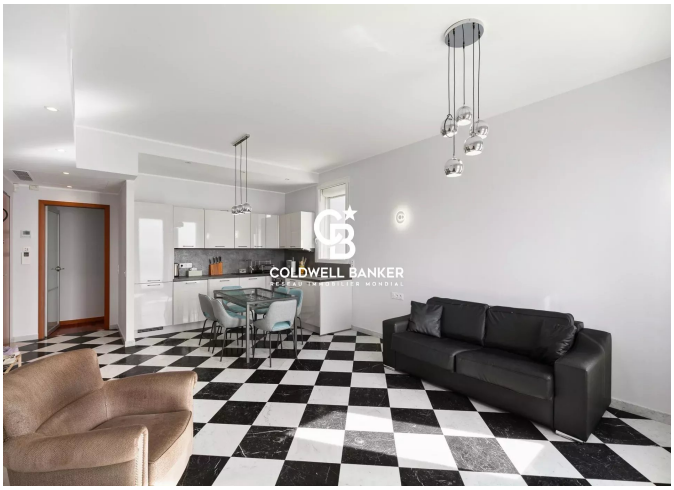

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