COLDWELL BANKER
EUROPA REALTY

Loft Nice 40 m²



SALE PRICE : 458 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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DESCRIPTION

Stunning 2-room loft measuring 40.29 m² (Carrez area) with a 16.20 m² mezzanine (not included in the Carrez area), for a total floor area of 54.20 m², located on the ground floor.
A 25.60 m² garden-level terrace enhances this property, while remaining secluded and shielded from view thanks to a large awning covering the entire area and a living wall running around the perimeter, serving as a natural fence that preserves the privacy of this peaceful haven while also providing the perfect outdoor space for relaxation, lunch, or a business meeting.
The total weighted floor area is 79.80 m². This loft was completely renovated in 2020 using high-quality materials.
Notably, it features elegant hardwood floors and a modern, fully equipped kitchen. Tucked away from prying eyes and harmoniously extending the main living area is the bedroom. The functional bathroom features built-in storage, ensuring optimal comfort.

A mezzanine office space, measuring 16.20 m² (excluding Carrez area), ideal for remote work or as a bedroom for a young child, rounds out the property.
The building's refined entrance provides direct access to the garage, available for monthly rent, offering convenient and secure parking. Ideally located in the heart of downtown, this loft is close to all shops and public transportation: buses, trams, and the central train station. It enjoys a quiet and secure environment, offering a peaceful living setting. It's perfect as a first investment for a primary residence or as a charming pied-à-terre in Nice, just a thirty-minute tram ride from the airport.
The condominium bylaws also make it possible to consider a tourist or short-term rental investment with a proven track record of profitability.
Sold largely furnished and equipped, the apartment is ready to move into or rent out immediately.
We look forward to meeting you for a tour.

Energy Performance Rating (DPE): B; Greenhouse Gas Emissions Rating (GES): A
Brokerage fees paid by the seller
Property tax: 909 EUR.

Information on the risks associated with this property is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	Loft	Area:	40.11 m²	Elevator:	Oui
Number of units:	9	Property tax:	€909.00	Number of rooms:	2 rooms
Number of bedrooms:	1 bedroom				

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 100

Greenhouse gas emissions (GHG) index: A 3

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