



AGENCECAPITOLE.COM

L'IMMOBILIER SUR LA PROMENADE DES ANGLAIS

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710 000 €

For sale apartment

2 rooms

Surface : 72 m²

Surface of the living : 25 m²

Year of construction : 1962

Exposition : Sud

View : Mer panoramique

Hot water : Collective

Inner condition : to renovate

Standing : residential

Building condition : good

Features :

lift, gated, armored door, residential,
electric shutters

1 bedroom

1 terrace

1 bathroom

1 WC

1 cellar

Legal information

710 000 € fees included

4,41% VAT of fees paid by the buyer
(680 000 € without fees), well
condominium, annual current expenses
3 600 € (300 € monthly), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr



Apartment 932 Nice

Charming two-room apartment to acquire located in the popular Promenade des Anglais district in Nice. This 72 m² property has a spacious living room of 25 m², a comfortable bedroom, a bathroom, a toilet and an independent kitchen. The apartment is on the 3rd floor of a 7-story residential building, built in 1962 and in good condition. You will enjoy an 18 m² terrace offering a panoramic sea view and a southern exposure. The apartment requires some renovations to enhance its potential. It also has a cellar for additional storage space. High-end services include an elevator, a secure residence, an armored door and electric roller shutters. Heating and hot water are collective, ensuring optimal comfort. A real rare pearl to grab quickly. The Promenade des Anglais, emblem of the city of Nice, 06000, is distinguished by its seafront extending over several kilometers. Charming walkers from all over the world, it is adorned with lush palm trees and...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 770 and 1042 € (reference year 01012021)
Document non contractuel - 17/05/2024



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