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L'IMMOBILIER SUR LA PROMENADE DES ANGLAIS

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555 000 €

For sale apartment

2 rooms

Surface : 56 m²

Surface of the living : 23 m²

Exposition : Ouest

View : Aperçu mer

Hot water : Individuelle

Inner condition : Excellent

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, armored door,
residential, electric blinds, electric shutters

1 bedroom

1 terrace

1 shower

1 WC

1 cellar

Legal information

555 000 € fees included

4,72% VAT of fees paid by the buyer
(530 000 € without fees), well
condominium, annual current expenses
2 160 € (180 € monthly), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



Apartment 946 Nice

New exclusive from Agence CapitoLe! In the sought-after CapitoLe residence, with direct access from 51 Promenade des Anglais through the building's private park, discover this stunning fully renovated 2-room apartment, featuring: entrance hall, beautiful 23m² living room, separate equipped kitchen, large bedroom with built-in wardrobe, bathroom with laundry area, storage spaces, and cellar. All main rooms open onto a fairly deep 11.75m² terrace facing West. The property has been completely renovated with high-end finishes, overseen by an architect. Designed to maximize space and offer maximum comfort (double glazing, original hardwood floors, centralized air conditioning, built-in appliances, underfloor heating, impressive ceiling height), this apartment is ideal as a pied-à-terre. Sold furnished, all you'll need to do is drop off your bags and enjoy life in Nice to become a true "nissart"! Central location just 100 meters from the Promenade...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 1258 and 1702 € (reference year 2021)
Document non contractuel - 31/08/2025



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