



AGENCECAPITOLE.com

L'IMMOBILIER SUR LA PROMENADE DES ANGLAIS

Tél. +33 (0)4 93 44 76 32 - www.agencecapitole.com

320 000 €

For sale apartment

2 rooms

Surface : 42 m²

Surface of the living : 22 m²

Exposition : Est

View : Dégagée

Inner condition : Excellent

Features :

lift, double glazing, gated

1 bedroom

1 terrace

1 shower

1 WC

1 garage

Legal information

320 000 €

Fees paid by the owner, well condominium, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment 953 Nice

Exclusive New Listing from CapitoLe Agency On the 6th and second-to-last floor of a prestigious residence located on Boulevard François Grosso, just steps from the beaches, tramway, and all essential shops, discover this charming 2-room apartment of 42 m², well laid out and bright. The apartment stands out with a perfectly optimized layout, leaving no wasted space, providing genuine comfort. It includes a spacious living room of 22.75 m² with a fully equipped open kitchen. This living area is perfect for comfortably hosting family and friends while enjoying a pleasant and open atmosphere. The bedroom, measuring 10.5 m², is functional and comfortable, with a built-in closet. The bathroom with WC is modern and carefully fitted. The two main rooms, facing east, open onto a lovely open-air terrace of 10 m² located on the 6th floor, offering ample natural light, unobstructed views, and a glimpse of the sea: an ideal spot to enjoy the morning sun,...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : C
Estimated annual energy between 808 and 1094 € (reference year 2023)
Document non contractuel - 14/11/2025



Agence CapitoLe - 53 Promenade des Anglais - 06000 Nice

Tél. 04 93 44 76 32 - info@agencecapitole.com - www.agencecapitole.com

RCS Nice B 314 398 512 - Code NAF 6831Z - SIRET 314 398 512 00017 - Document non contractuel