



AGENCECAPITOILE.com

L'IMMOBILIER SUR LA PROMENADE DES ANGLAIS

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850 000 €

For sale apartment

2 rooms

Surface : 90 m²

Surface of the living : 32 m²

Year of construction : 1952

Exposition : Sud nord

View : Mer panoramique

Hot water : Collective

Inner condition : A moderniser

Standing : residential

Building condition : good

Features :

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

1 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 cellar

Legal information

850 000 €

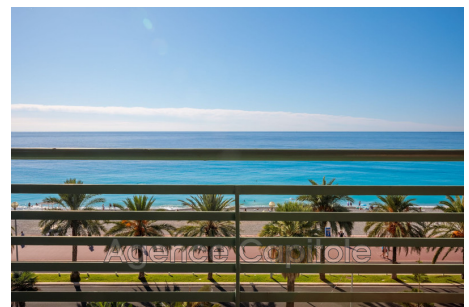
Fees paid by the owner, well condominium,
no current procedure, information on the
risks to which this property is exposed is
available on georisques.gouv.fr.



Apartment 948 Nice

New arrival! Exclusive to Agence Capitoile Ideally located on the Promenade des Anglais, on the 4th floor of a prestigious building next to our agency, come and discover this spacious two-room apartment of 90.17 m² featuring: entrance hall, beautiful living room of 32 m² with stunning views of the sea and the palm trees of Nice, separate fitted kitchen, large bedroom with built-in wardrobes, bathroom with WC, second room of 6 m² that can be used as an office with shower cabin and WC, storage and cellar in the basement. The property opens onto a terrace of 9.20 m², deep enough to enjoy a family meal bathed in sunlight. Inside, the layout requires some work to modernize the whole, well maintained, offering magnificent potential with the option to convert into a three-room apartment. Original parquet flooring, double glazing, high ceilings, air conditioning in the bedroom. Heating and hot water are communal. The Promenade des Anglais area in...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 1815 and 2455 € (reference year 2021)
Document non contractuel - 16/10/2025



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