



AGENCECAPITOLE.com

L'IMMOBILIER SUR LA PROMENADE DES ANGLAIS

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

790 000 €

For sale apartment

2 rooms

Surface : 89 m²

Surface of the living : 28 m²

Exposition : Sud nord

View : Mer

Hot water : Individuelle

Inner condition : A moderniser

Building condition : good

Features :

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

1 bedroom

1 terrace

1 shower

1 WC

1 cellar

Legal information

790 000 €

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 949 Nice

New listing from Agence le Capitole on the Promenade des Anglais. Discover this spacious 2/3-room apartment of 90m², filled with the timeless charm of the 1950s. Located on the first floor of a characterful building on the prestigious Promenade des Anglais, this apartment captivates with its generous space, high ceilings, and a subtly preserved retro atmosphere. It features a large living area of 30m², a quiet, comfortable bedroom of 17m², a bathroom, and an independent kitchen with a boldly vintage style. The icing on the cake: a deep terrace offering a stunning sea view, a true extension of the living space – an invitation to relax overlooking the Mediterranean. Modernization could be considered to optimize the layout and create a second bedroom from an existing 5.5m² office. However, the original parquet flooring, moldings, and some authentic materials give this place a genuine soul. A unique apartment, perfect for lovers of authenticity...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E
Estimated annual energy between 2026 and 2742 € (reference year 2021)
Document non contractuel - 16/10/2025



Agence CapitoLe - 53 Promenade des Anglais - 06000 Nice

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