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

599 000 €

For sale apartment

3 rooms

Surface: 58 m²

Surface of the living: 24 m² Year of construction: 1952

Exposition : Ouest View : Aperçu mer

Hot water : Individuelle électrique

Inner condition: Neuf
Standing: residential
Building condition: good

Features:

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

2 bedroom

1 terrace

1 show er

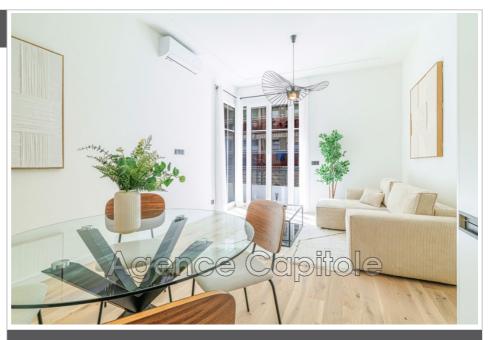
1 WC

1 cellar

Legal information

599 000 €

Fees paid by the owner, well condominium, annual current expenses 2 220 € (185 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr,



Apartment 952 Nice

New co-exclusivity with Capitole Agency. On the second floor of the prestigious Le Capitole residence, a gem of 1950s Art Deco style, listed as a 20th-century world heritage site, discover this stunning 3-room apartment of 58 m², fully renovated with high-quality materials. Directly accessible from the Promenade des Anglais and its tree-lined park, this exceptional property combines architectural elegance, modern comfort, and a prime location. The apartment charms with its high ceilings and harmonious proportions. It includes a welcoming entrance hall, a bright double living room with a custom, functional open kitchen, two bedrooms with built-in closets, a walk-in shower, a separate toilet, plenty of storage, and a cellar in the basement. A true extension of the living area, the deep and pleasant 16 m² terrace offers a beautiful sea view— a rare asset in the heart of Nice. Central heating provides optimal comfort, although the mild Nice...

Energy class (dpe): C - Emission of greenhouse gases (ges): C
Estimated annual energy between 1020 and 1460 € (reference year 2023)

Document non contractuel - 05/11/2025





