



# AGENCECAPITOLE.com

L'IMMOBILIER SUR LA PROMENADE DES ANGLAIS

Tél. +33 (0)4 93 44 76 32 - [www.agencecapitole.com](http://www.agencecapitole.com)

630 000 €

For sale apartment

3 rooms

Surface : 70 m²

Surface of the living : 22 m²

Exposition : Sud nord

View : Mer panoramique

Inner condition : to renovate

Features :

lift, double glazing

2 bedroom

2 terraces

1 bathroom

2 WC



## Apartment 941 Nice

New from Agence CapitoLe! PROMENADE DES ENGLAIS - TOP FLOOR! In a secure residence with elevator. Don't hesitate to come and discover this 3-room apartment comprising: a beautiful, fairly large living room with two windows opening onto a balcony overlooking the Promenade, a large semi-open kitchen, two bedrooms with balconies, a bathroom with separate toilet. The apartment requires a complete renovation, in order to exploit its magnificent potential and take advantage of a privileged setting! This property offers sublime panoramic views of the Mediterranean Sea from the living room and balcony. Here, you'll discover a succession of luxurious hotels, chic restaurants, and high-end boutiques. The promenade is always bustling with life, with people strolling, jogging, and rollerblading. It's lined with palm trees and small beaches, and becomes even more lively during summer evenings with concerts and fireworks displays. The Promenade des Anglais...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 2260 and 3130 € (reference year 2023)  
Document non contractuel - 02/05/2025

### Legal information

630 000 €

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](http://georisques.gouv.fr).



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