



# AGENCECAPITOLE.com

L'IMMOBILIER SUR LA PROMENADE DES ANGLAIS

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

1 575 000 €

For sale apartment

5 rooms

Surface : 122 m<sup>2</sup>

Surface of the living : 35 m<sup>2</sup>

Exposition : Sud nord

View : Mer

Inner condition : A moderniser

Features :

lift, double glazing

4 bedroom

1 parking

1 cellar



## Apartment Nice

New at Capitale Agency Extremely rare! Promenade des Anglais - 5-room apartment of 122m<sup>2</sup> on the top floor. Magnificent apartment offering a 35m<sup>2</sup> living room with the possibility of expansion, a separate kitchen, four bedrooms, two bathrooms and a shower room, a dressing room and storage cupboards. Modernization is required to maximize the enormous potential! The living room, kitchen and two bedrooms open onto a magnificent 34m<sup>2</sup> terrace, very pleasant, deep and sunny. Slightly set back, the apartment offers an exceptional view of the Promenade and its Bay of Angels, the slight setback considerably reduces ambient noise. Apartment sold with a parking space, the residence also offers several collective parking spaces with access via the Promenade des Anglais. All shops and tram stop nearby.

### Legal information

1 575 000 €

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).

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
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