

Price on request

Contact agency

Agence Capitoile

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For sale apartment

2 rooms

Surface : 42 m²

Surface of the living : 22 m²

Exposition : Est

View : Dégagée

Inner condition : excellent

Features :

lift, double glazing, gated

1 bedroom

1 terrace

1 shower

1 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

12/11/2025 - Prix T.T.C



Apartment 953 Nice

Exclusive New Listing from Capitoile Agency On the 6th and second-to-last floor of a prestigious residence located on Boulevard François Grosso, just steps from the beaches, tramway, and all essential shops, discover this charming 2-room apartment of 42 m², well laid out and bright. The apartment stands out with a perfectly optimized layout, leaving no wasted space, providing genuine comfort. It includes a spacious living room of 22.75 m² with a fully equipped open kitchen. This living area is perfect for comfortably hosting family and friends while enjoying a pleasant and open atmosphere. The bedroom, measuring 10.5 m², is functional and comfortable, with a built-in closet. The bathroom with WC is modern and carefully fitted. The two main rooms, facing east, open onto a lovely open-air terrace of 10 m² located on the 6th floor, offering ample natural light, unobstructed views, and a glimpse of the sea: an ideal spot to enjoy the morning sun, have lunch on the terrace, and fully embrace the gentle Niçoise lifestyle. The apartment comes with an underground garage in the residence, suitable for a small city car or a vehicle without a license, also featuring a very practical storage space. Not familiar with the Grosso neighborhood? A word about this area at the crossroads of the Fleurs and Baumettes districts, loved for its pleasant and residential environment, just a stone's throw from the Promenade des Anglais and public transport. Highly valued for its tranquility and proximity to the city center, it offers an

