

Price on request

Contact agency

Agence Capitole

53 Promenade des Anglais

06000 Nice

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For sale apartment

2 rooms

Surface : 90 m²

Surface of the living : 32 m²

Year of construction : 1952

Exposition : Sud nord

View : Mer panoramique

Hot water : Collective

Inner condition : to modernize

Standing : residential

Building condition : GOOD

Features :

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

1 bedroom

1 terrace

1 bathroom

1 shower

2 WC

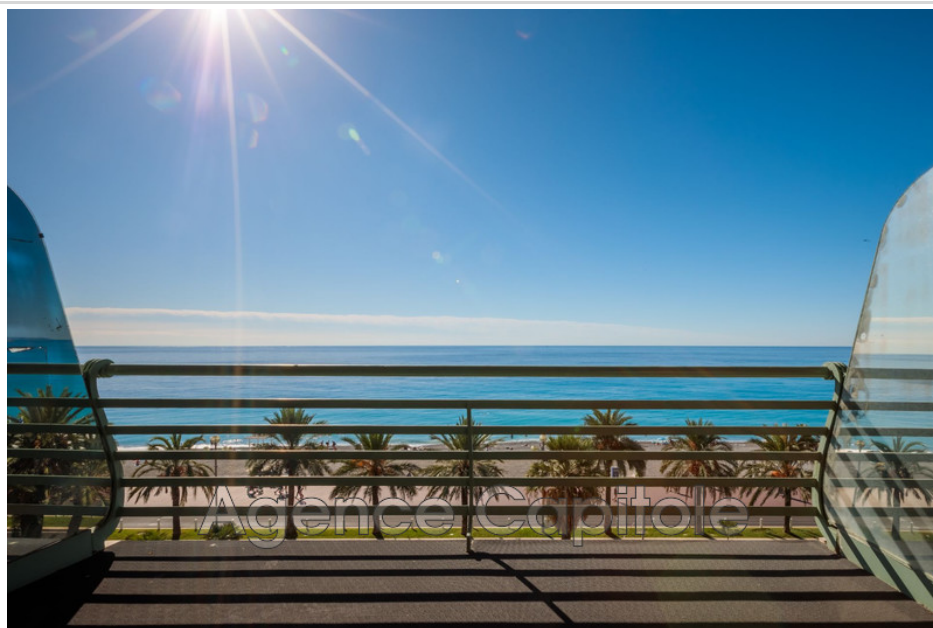
1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

03/10/2025 - Prix T.T.C



Apartment 948 Nice

New arrival! Exclusive to Agence Capitole Ideally located on the Promenade des Anglais, on the 4th floor of a prestigious building next to our agency, come and discover this spacious two-room apartment of 90.17 m² featuring: entrance hall, beautiful living room of 32 m² with stunning views of the sea and the palm trees of Nice, separate fitted kitchen, large bedroom with built-in wardrobes, bathroom with WC, second room of 6 m² that can be used as an office with shower cabin and WC, storage and cellar in the basement. The property opens onto a terrace of 9.20 m², deep enough to enjoy a family meal bathed in sunlight. Inside, the layout requires some work to modernize the whole, well maintained, offering magnificent potential with the option to convert into a three-room apartment. Original parquet flooring, double glazing, high ceilings, air conditioning in the bedroom. Heating and hot water are communal. The Promenade des Anglais area in Nice, one of the city's gems, is a flagship spot of the 06. Lined by the Mediterranean Sea, this majestic avenue stretching over 7 kilometers offers breathtaking views and a unique atmosphere. Grand hotels sit alongside palm trees, and cyclists cross paths with rollerbladers. Rich in cultural and sporting activities, it's a must-visit location for both tourists and locals. The vast azure horizon, the scent of the sea, and the gentle sound of the waves enhance this experience. Lively and inviting, the Promenade des Anglais truly is a place of conviviality and excellence.

