

## Price on request

Contact agency Agence Capitole 53 Promenade des Anglais 06000 Nice 04 93 44 76 32 / info@agencecapitole.com

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 : to modernize

Features : lift, double glazing

4 bedroom 1 parking

1 cellar

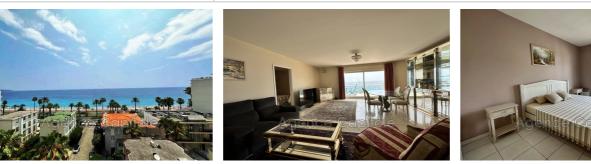
Energy class (dpe) : D Emission of greenhouse gases (ges) : A



## Apartment Nice

New at Capitole 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. Fees and charges : Well condominium

Document non contractuel 08/07/2025 - Prix T.T.C



www.annoncefrance.immo