



# AGENCECAPITOLE.COM

L'IMMOBILIER SUR LA PROMENADE DES ANGLAIS

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

1 150 000 €

For sale apartment

3 rooms

Surface : 98 m<sup>2</sup>

Surface of the living : 27 m<sup>2</sup>

Exposition : Sud nord

View : Mer panoramique

Standing : residential

Features :

lift, gated, armored door, electric blinds,  
electric shutters

2 bedroom

1 terrace

1 shower

2 WC

1 garage

1 cellar

Legal information

1 150 000 €

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)



## Apartment 940 Nice

New from Agence CapitoLe! On the 3rd floor of a beautiful building very well located on the Promenade, near the Negresco hotel. 3/4 rooms crossing of 98m<sup>2</sup> comprising: entrance hall, living/dining room of 27m<sup>2</sup> opening onto a beautiful deep terrace with a panoramic view of the Bay of Angels, two quiet bedrooms, separate fitted kitchen, shower room, separate WC, storage and cellar in the basement. Very pleasant apartment, crossing, located on the corner of the building, in good general condition (currently converted into an office), sunny terrace and not overlooked. Exceptional asset, sold with a large single-storey garage in the courtyard of the building.

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 1330 and 1870 € (reference year 2021)  
Document non contractuel - 18/10/2024



Agence CapitoLe - 53 Promenade des Anglais - 06000 Nice

Tél. 04 93 44 76 32 - [info@agencecapitole.com](mailto:info@agencecapitole.com) - [www.agencecapitole.com](http://www.agencecapitole.com)

RCS Nice B 314 398 512 - Code NAF 6831Z - SIRET 314 398 512 00017 - Document non contractuel