



# AGENCECAPITOLE.COM

L'IMMOBILIER SUR LA PROMENADE DES ANGLAIS

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

1 420 000 €

For sale apartment

4 rooms

Surface : 102 m<sup>2</sup>

Surface of the living : 46 m<sup>2</sup>

Exposition : Sud nord

View : Mer

Hot water : Individuelle

Inner condition : good

Standing : residential

Building condition : good

Features :

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

3 bedroom

2 terraces

1 bathroom

1 shower

3 WC

1 cellar

#### Legal information

1 420 000 € fees included

3,65% VAT of fees paid by the buyer  
(1 370 000 € without fees), 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 939 Nice

Exclusive to Agence Le Capitole! Great location, close to the Mediterranean university center, on the 6th and penultimate floor of a secure luxury residence with elevator and caretaker. Superb 4-room apartment of 102 m<sup>2</sup> comprising: entrance hall, large living room of 46 m<sup>2</sup> opening onto a beautiful terrace with an extraordinary view of the bay, 2 quiet bedrooms overlooking the courtyard, and a third small spare bedroom (which can be converted into an office) with a view of the sea; 1 bathroom and a shower room, separate WC, storage and cellar on the mezzanine floor. Magnificent apartment on a high floor, crossing, in good general condition, with a large living room, bright with a breathtaking view of the sea. Very rare on the Promenade des Anglais!

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