



# AGENCECAPITOLE.com

L'IMMOBILIER SUR LA PROMENADE DES ANGLAIS

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

245 000 €

**For sale apartment**

**1 room**

**Surface : 27 m²**

**Exposition : Sud**

**View : Citadine**

**Hot water : Individuelle**

**Inner condition : A rafraichir**

**Features :**

lift, gated

1 terrace

1 shower

1 WC



## Apartment 941 Nice

New from Agence CapitoLe! A stone's throw from the Promenade des Anglais, in a quiet cul-de-sac. 28m² studio with superb 13m² terrace on a high floor (5th) and open to the sky, sunny and south facing. Some refreshment work to be planned. Close to the city center, all shops and transport, this studio has everything you need to enjoy Nice's beaches and the sun, in an active and dynamic area!

### Legal information

245 000 €

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)

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 466 and 630 € (reference year 2021)  
Document non contractuel - 16/09/2024



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