

548 000 €

For sale apartment

3 rooms

Surface : 57 m<sup>2</sup>

Exposition : Sud

View : Aperçu mer

Inner condition : new

Standing : improved plan

Features :

Vente urgente, lift, meublé, alarm, air conditioning, calm, Prox. écoles, Prox. commerces, Prox. transports, Volets Roulants électriques, double glazing

2 bedroom

2 bathrooms

1 WC

1 cellar

#### Legal information

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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 627 Nice

Ideally located on the highly sought-after Promenade des Anglais, facing the sea and beaches, this elegant three-room apartment, tastefully renovated, is set within a distinguished building with an elevator. Featuring a full southern exposure, the apartment enjoys abundant natural light and a stunning sea view. It consists of an entrance, a bright south-facing living room open to a fully equipped American kitchen, two bedrooms, a bathroom with toilet, and a second bathroom. A small balcony is also included with the apartment. The property is sold fully furnished, offering a turnkey living environment, ideal for a primary residence or a rental investment (seasonal rentals permitted). An attic on the top floor as well as a basement cellar complete the apartment. Immediately close to public transportation, conveniences, and with quick access to the city center. A rare find on the Promenade des Anglais, not to be missed. (Description reviewed and...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 990 and 1340 € (reference year 2023)  
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