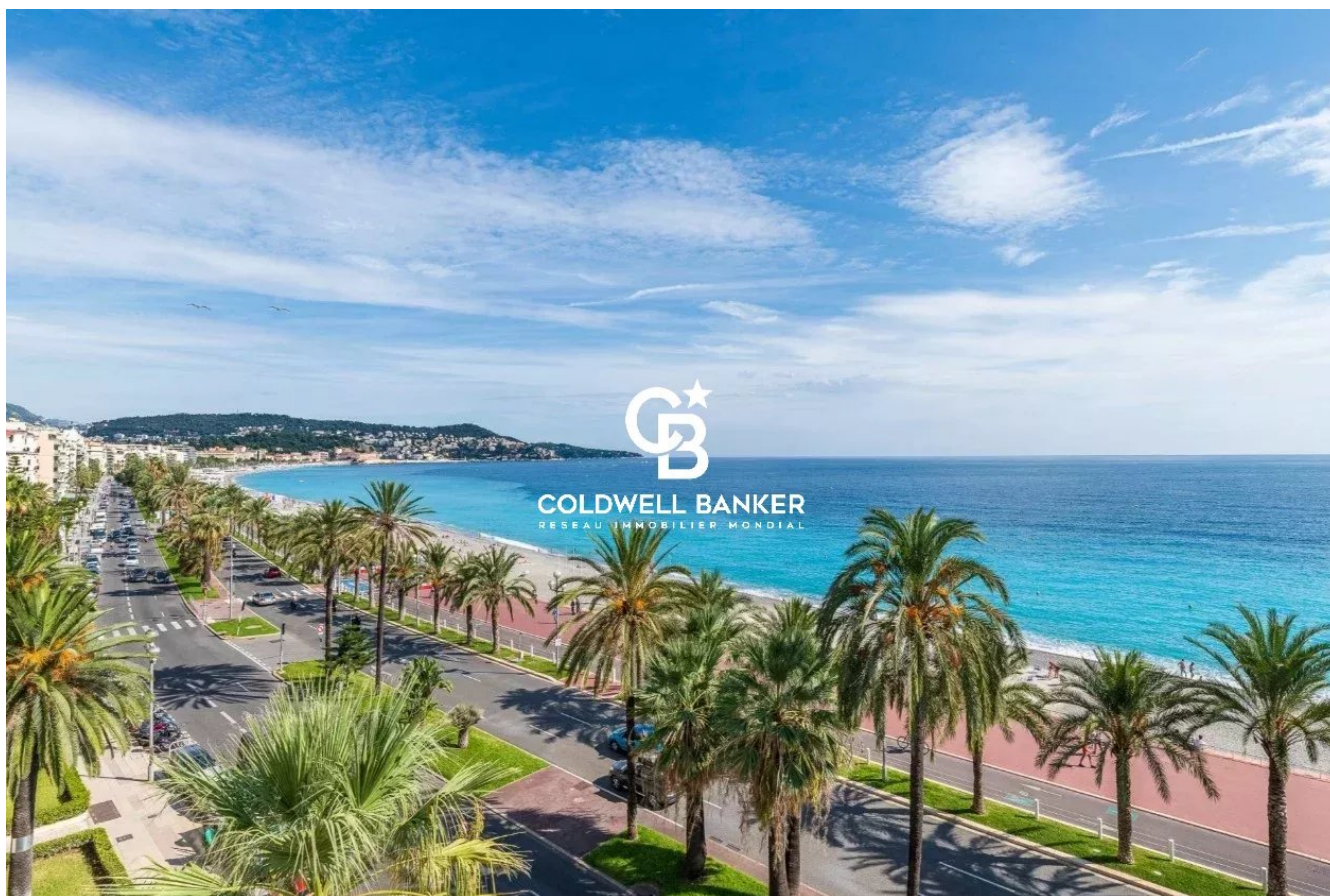


Appartement Nice 70 m<sup>2</sup>

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PRIX DE VENTE : 756 000 €

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EMAIL : [STANDINGREALTY@COLDWELLBANKER.FR](mailto:STANDINGREALTY@COLDWELLBANKER.FR)

## DESCRIPTION

70 m<sup>2</sup> Apartment – Cross-through with Panoramic Sea View – Promenade des Anglais, Nice

Ideally located on the iconic Promenade des Anglais, this elegant cross-through apartment sits on a high floor of a prestigious residence, in the heart of one of the most emblematic locations on the French Riviera.

With a surface area of approximately 70 m<sup>2</sup>, this rare property is currently configured as a one-bedroom and offers excellent potential to be converted into a two-bedroom apartment.

The bright and spacious living room opens onto a large terrace boasting a breathtaking panoramic view of the Mediterranean Sea, where the blue of the sky merges with the horizon.

At the rear, the bedroom enjoys absolute peace and opens onto a second private terrace overlooking a quiet inner courtyard — ideal for relaxation and serenity.

The original parquet flooring, beautifully preserved, adds authentic charm to the space.

Renovation work will allow this exceptional property to reveal its full potential and be transformed into a bespoke residence in one of Nice's most sought-after neighborhoods.

A large enclosed garage (optional), as well as two private parking spaces within the residence, complete this rare offering — a true comfort on the Promenade des Anglais.

An exceptional address, a spectacular view, and a unique lifestyle.

Within immediate proximity to the beach, shops, and Nice International Airport.

Buyer's fees apply.

Net vendeur de 740.000€.

Honoraires agence de 5% soit 37.000€

Prix Honoraires d'agence inclus 777.000€

Monthly charges: €250

Property tax: €1,500

Not subject to DPE.

More information about potential risks is available on: [georisques.gouv.fr](http://georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	70.4 m <sup>2</sup>	Taxe foncière :	€1.00
NB de pièces :	2 rooms	NB de chambres :	1 bedroom		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

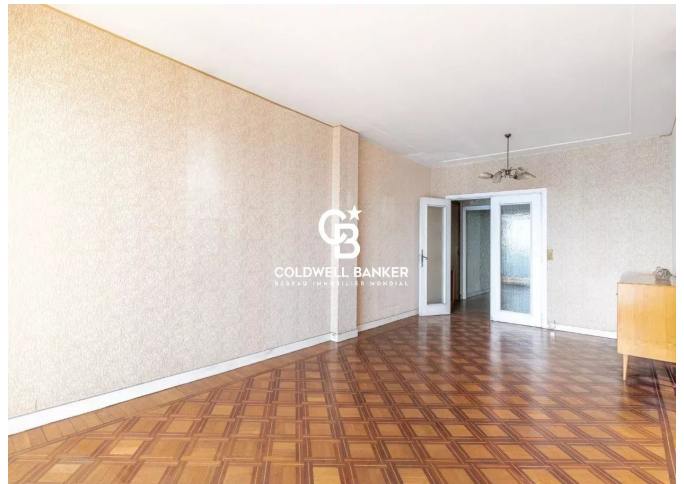
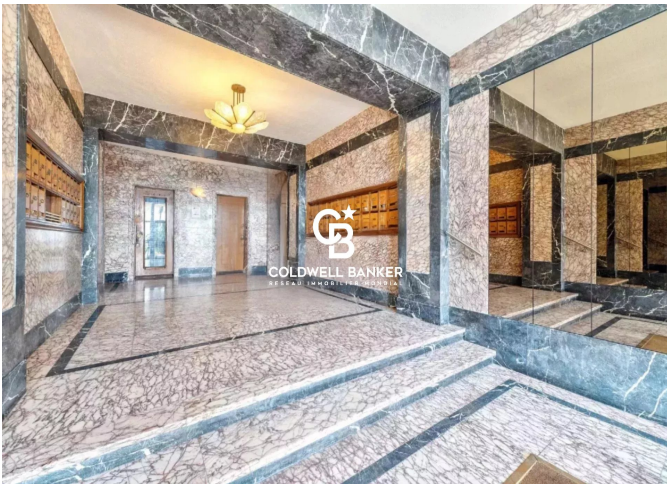
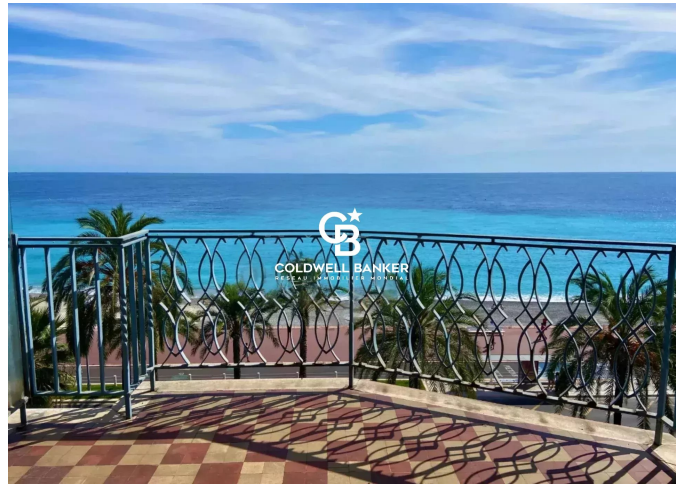
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : Not applicable -1

Indice d'émission de gaz à effet de serre (GES) : Not applicable -1



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