

Nice – Promenade des Anglais – 3-Room Apartment with Sea View

For sale France

795 000 €

Nice – Promenade des Anglais – Bright 3-room apartment of 65 m² in a prestigious residence. South-facing terrace with panoramic sea views, 2 bedrooms on balcony, separate kitchen (can be opened), large bathroom, guest toilet, cave, and optional parking. Ideal secondary home near tram and shops.

Type	For sale	Total area	75 sqm
Product type	Apartment	Living area	65 sqm
Number of rooms	3	Terrace area	10 sqm
District	La Californie	Bedrooms	2
City	Nice	Cellars	1
Country	France	Condition	Very good condition
Floor	2	Exposure	SOUTH
In collaboration with	RIVIERA PROPERTIES SAS		

Nice – Promenade des Anglais – In a prestigious residence close to the city center, this bright 3-room apartment of 65 m² offers panoramic sea views from its south-facing terrace. The apartment includes a living/dining area opening onto the terrace, a separate kitchen (with possibility to open onto the living space), two bedrooms at the rear with balcony access, a spacious bathroom, and a separate toilet. A cave is included, and an **interior parking space can be acquired in another residence**. Located on the 2nd floor, it benefits from double glazing, electric shutters, intercom, and elevator. Perfectly positioned, just steps from the tramway, shops, and amenities. Agency fees included, payable by the seller.

Key Features:

- 3 rooms / 2 bedrooms
- Living area: 65 m²
- Terrace: 6 m²
- Balcony: 4 m²
- South-facing with panoramic sea view
- Separate kitchen (can be opened)
- Large bathroom
- Guest toilet
- Cave included
- Optional interior parking
- 2nd-floor apartment
- Amenities: double glazing, elevator, intercom, electric shutters

Legal Information

- **Agency fees:** included, payable by the seller
- **Property tax:** €1,550
- **Monthly charges:** €230/month

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