



Beautiful Apartment in Heart of Town



Information de l'agent

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Pays:	Royaume-Uni
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 786,137.38

Location

Pays:	France
État/Région/Province:	Provence-Alpes-Côte d'Azur
Ville:	Nice
Indicatif régional:	06000
Soumis:	11/03/2026

Description:

Beautiful Apartment in Heart of Town, in a prime location in a characterful early 20th-century building for this spacious 3/4-room apartment of 112 m2, parallel to the Promenade des Anglais, right next to the tram, and just minutes from all amenities. Nice Centre, Rue de France.

The building offers a very high standard of living, with an elevator, and ensures peace of mind thanks to an on-site concierge.

The apartment boasts period charm with beautiful parquet flooring and 3.10m high ceilings. It is bright and quiet, with a north-south orientation. A cellar in the building completes this offer. Don't miss out.

Agency Fees payable by the buyer

- Condominium:

Property in co-ownership: Yes

Number of units in the condominium: 71

Annual charges (ALUR): €4,680



Legal proceedings initiated against the condominium association: No ongoing proceedings
Share of charges: 390
Property tax: 2,057 Euro

- Interior:

Number of rooms: 4
Bedrooms: 2
Bathroom(s): 1
WC: 1
Kitchen: Unfurnished
Living room: Yes
Heating type: Central
Mechanical Heating: Radiator
Heating Type: Gas
Interior Condition: Good
Quiet: Yes
Bright: Yes

- Location:

View: Courtyard
Floor: 1
Number of Floors: 6
Ground Floor: No
Top Floor: No
Distance to Shops: 0.2 km
Bus Access: 2 min
School Access: 5 min

- Exterior:

Garden: No
Year Built: 1930
Standard: High Standard
Overall Condition: Good
Exterior Condition: Good
Construction: Concrete
Windows: PVC Double Glazing

Estimated Minimum Annual Energy Costs for Standard Use: 1,680 Euro.
Estimated Maximum Annual Energy Costs for Standard Use: 1,932 Euro.

The department of Alpes-Maritimes is the south-eastern most department of the Provence-Alpes / Cote-d'Azur region, in France.

There are approx. 163 towns and villages in the Alpes-Maritimes department with a few very famous ones of course, the capital is the renowned town of Nice. Situated along the Mediterranean Sea, next to



the Italian border, surrounded with the Var and Alpes-de-Haute-Provence departments to the west, the department has many assets.

This part of France is famous all over the world for having amazing touristy treasures: a good climate, great coastline, the French Riviera or Cote d'Azur, a wonderful inland landscapes and beautiful people! Alpes Maritimes is one of the most renowned departments of France, amidst both French and foreign holidaymakers. The department benefits from 320 sunny days per year. It boasts a prestigious coast line as well as rugged landscapes.

The Alps and the Mediterranean Sea are less than one hour away by car. The area has everything you need on offer, tourism being essential to the area's income. The French Riviera is definitely the part of the department which attracts the most tourists. Towns such as Cannes, Antibes, Juan-les-Pins or Saint-Jean-Cap-Ferrat are highly visited by both holidaymakers and showbiz celebrities.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Commun

Chambres:	2
Salle de bains:	1

Utility details

Heating:	Oui
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Building details

Building Amenities:	Elevator
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Rental details

Furnished: Non

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.259.089

