



## Beautiful apartment located on the Promenade des Anglais

Nice Promenade Des Anglais, French Riviera, 06000

€1,100,000 \* Agency fees at the charge of the vendor. Fee table available online at [savills.fr](http://savills.fr) and on request.

\* Honoraires à la charge du vendeur. Barème des honoraires de transaction disponible en ligne sur [savills.fr](http://savills.fr) et sur demande.

**savills**

- Promenade des Anglais
- Spacious apartment
- Fully refurbished
- 3 bedrooms
- Cellar
- 115 sq m
- DPE B (67) GES B (7)
- NIC220059

- Promenade des Anglais
- Spacieux et meublé
- Complètement rénové
- Cave
- 3 Chambres
- 115 m<sup>2</sup>
- DPE B (67) GES B (7)
- NIC220059

#### About this property

Spacious three bedroom apartment on the famous Promenade des Anglais in the prestigious Carré d'Or area, in a beautiful art deco building facing the sea.

The accommodation of 115 sq m includes a reception room with dining area, a principal en suite bedroom with a sea view, a kitchen, plus two further bedrooms with a shower room.

Presented in excellent condition, this beautiful apartment is fully refurbished and furnished and features air conditioning and underfloor heating.

A cellar and an option to purchase a garage complete the property.

Annual energy charges (2016):  
€ 707

Savills Beaulieu-sur-Mer  
beaulieu@savills.com  
+33 (0)4 83 84 84 84

#### A propos de cette propriété

Sur la fameuse Promenade des Anglais, proche Negresco palace et du Carré d'Or, dans une bel immeuble art déco face à la mer nous vous proposons un spacieux appartement de quatre pièces d'une surface habitable de 115 m<sup>2</sup>.

L'appartement comprend un séjour avec salle à manger, une chambre principale en suite avec une jolie vue mer, une cuisine, deux autres chambres avec une salle de douche.

Ce superbe appartement est complètement rénové et meublé.

Il dispose d'une cave et une option pour le garage.

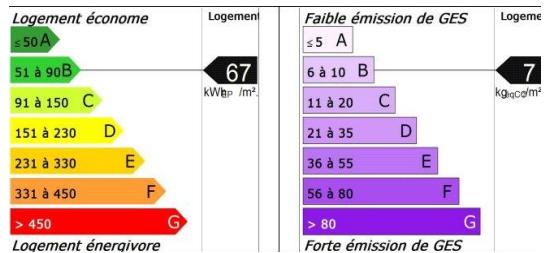
Climatisation et chauffage par le sol.

Coûts d'énergie annuels (2016) :  
707 €

Savills Beaulieu-sur-Mer  
beaulieu@savills.com  
+33 (0)4 83 84 84 84







**Savills**  
Beaulieu-sur-Mer  
+33 (0)4 83 84 84 84  
beaulieu@savills.com



**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220721KAKH

