

349 000 €

Contact agency

Scandimmo

143 boulevard René Cassin

06200 Nice

07 49 19 64 06 / twimmo@franskbolig.fr

For sale apartment

2 rooms

Surface : 55 m²

Surface of the living : 38 m²

Exposition : Sud

View : Citadine

Hot water : Individuelle électrique

Inner condition : GOOD

Features :

Beach walk, CALM, Walking distance to shops, lift

1 bedroom

1 terrace

1 bathroom

1 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

06/01/2025 - Prix T.T.C



Apartment 780 Nice

NICE CARRE D'OR – RUE MASSENA Charming 2/3 room apartment of 55m² located in the highly sought-after rue Masséna, in the heart of Nice's Carré d'Or, only a few steps from the sea and Place Masséna. The apartment is located on the 1 ½ th floor (with elevator) of a high-end residence and consists of a 38m² living room with a beautiful open and fully fitted kitchen, a bathroom with WC and a bedroom. The configuration of the living room has made it possible to create a sleeping/office area which is currently separated from the living room by a curtain, but this can easily be partitioned off for even more privacy. A small balcony will allow you to take your breakfast in the sun. The apartment has a lot of charm and offers very high ceilings. Ideal location at the foot of shops and all amenities, a stone's throw from the tram station the bus, only a few minutes' walk from the old town of Nice (Cours Saleya and flower market), the Promenade des Anglais and the beaches. The building is well maintained and secure. The facade was renovated in 2023. Low costs monthly charges. New water heater. Mobile air conditioner in the living room. Close to all amenities, transports and the beaches, ideal for a pied-à-terre or rental investment in the heart of the pedestrian zone to take advantage of all the assets that the city of Nice offers you. Monthly charges are €89 and energy costs are between €510 and €690/year. The property tax is €844/year. For more information, please contact Ms. Verina Magnusson (E) on



(including 20% VAT). warning: we regularly update our ads to keep them highly visible. This implies that its reference can change.

Fees and charges :

Annual current expenses 1 068 €

Well condominium

349 000 € agency fees 5,66% à the responsibility of the buyer included

