

550 000 €

Contact agency

Scandimmo

143 boulevard René Cassin

06200 Nice

07 49 19 64 06 / tw immo@franskbolig.fr

For sale apartment

3 rooms

Surface : 64 m<sup>2</sup>

Exposition : Sud

View : Citadine

Hot water : Individuelle électrique

Inner condition : GOOD

Features :

Beach walk, CALM, Walking distance to shops, fireplace, AIR CONDITIONING

2 bedroom

1 terrace

1 bathroom

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

14/03/2025 - Prix T.T.C



## Apartment 826 Nice

RUE MASSENA – CHARMING AND SUNNY 2-BEDROOM APARTMENT WITH TERRACE ONLY A FEW STEPS FROM THE BEACHES AND SHOPS Located in the prestigious pedestrian street nestled in the heart of Nice and only a few minutes walk from the beaches, very beautiful 2-bedroom apartment of 64 m<sup>2</sup> offering immediate proximity to the shops and the restaurants. This apartment is located on the 3rd floor without elevator and consists of a large and sunny living room with its open and fully equipped kitchen, opening onto a beautiful south-facing and quiet terrace allowing you to take your meals in peace and relax in the sun. 2 large bedrooms (21 and 11 m<sup>2</sup>), and a bathroom with toilet. There is plenty of storage and the apartment is fully air-conditioned. The charm of this apartment makes it an ideal pied-à-terre or an excellent rental investment. Ideal location at the foot of shops and all amenities, a stone's throw from the tram station and buses, only a few minutes walk from old Nice (cours Saleya and flower market), the Promenade des Anglais and the beaches. Nice airport is 15 minutes away by car. There is a direct tram from the airport into the city, which takes about 30 minutes. From the Jean Médecin tram station, it is approx. 5-10 minutes' walk to the apartment. Monthly charges are €192. Estimated annual energy consumption: 850 - 1220 €. For further information please contact Ms. Vanina Magnussen (EI) on +33651107727 (ie ankker egnâ nark). The agency fees here representing



Fees and charges :

Annual current expenses 2 304 €

Well condominium

550 000 € fees included

www.twimmo.com