

308 000 €

Contact agency

Scandimmo

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For sale apartment

2 rooms

Surface : 47 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Exposition : Nord ouest

View : Citadine

Hot water : Individuelle électrique

Inner condition : GOOD

Building condition : Cleaning is

Features :

double glazing, CALM, Walking distance to shops, lift

1 bedroom

1 shower

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

03/05/2024 - Prix T.T.C



### Apartment 747 Nice

NICE CARRE D'OR – RUE MASSENA Charming 2-room apartment of 47m<sup>2</sup> 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 sold furnished and is located on the 3rd floor (with elevator) of a high-end residence. It consists of an entrance, a bathroom with a shower and WC, a living room with its open kitchen and a bedroom. 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 €80 and energy costs are between €560 and €800/year. The property tax is €679/year. For more information, please contact Ms. Vanina Magnussen (EI) on 0651107727. The agency fees included in the price are payable by the buyer, which reduces their taxable base for the acquisition costs without modifying the purchase price (it would have been the same with fees payable by the seller but the acquisition

