

550 000 €

Contact agency

Scandimmo

143 boulevard René Cassin

06200 Nice

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For sale apartment

3 rooms

Surface : 64 m²

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

05/06/2025 - 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 m² 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 m²), 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 (jeg snakker også norsk!). The agency fees here representing 4.76% of the final sale price, are included in the price and are payable by the purchaser, which reduces the taxable base for acquisition costs without changing the purchase price (it would have been the same with fees payable by the seller, but the acquisition costs would have been higher). Selling price HAI: €550,000 Net seller price: €523,820 Agency fees payable by the purchaser: €26,180 (including 20% VAT). Warning: We regularly update our ads to keep them highly visible. This means that its reference may change.

Fees and charges :

Annual current expenses 2 304 €

Well condominium

550 000 € fees included

