Agence NP Masséna

10 rue Masséna
06000 Nice
Tél : +33 (0)4 93 01 50 00
Email : info@nice-properties.fr

# APARTMENT - 1 PIÈCE(S) - 27.04 M²

265 000 €

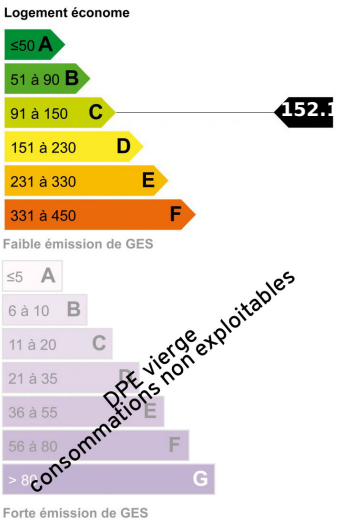









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| **Surface :** | 27.04 M² | **Etage :** | 3rd |
| **Style immeuble :** | NICOIS | **Exposition :** | South |
| **Etat :** | Excellent condition | **Vue :** | Unobstructed |
| **Pièces(s) :** | 1 | **Chauffage :** | Air-conditioning |
| **Chambre(s) :** | 0 | **Eau chaude :** | Individual |
| **Bains/Douches :** | 1 | **Parking(s) :** | NC |
| **Toilette(s) :** | NC | **Garage(s) :** | NC |
| **Surface séjour :** | 22.21 M² | **Cave :** | NC |
| **Balcon(s) :** | NC | **Taxe foncière :** | 800,00 € |
| **Terrasse(s) :** | NC | **Charges :** | NC |




NICE CENTRE / CARRE D'OR : Ideally located just steps from Place Masséna in a beautiful building with a renovated façade and common areas, this is a stunning, air-conditioned 27 m² (Carrez law) studio in excellent condition. The apartment features a living area with an open-plan kitchen and a spacious shower room with a toilet, all finished to a high standard. An ideal choice for a rental investment or a holiday home—early viewing recommended. Short-term rentals permitted. Agency fees of 5% included, payable by the seller.

**PRESTATIONS :** Double glazing, Lift, Intercom, Videophone, Microwave oven, Refrigerator, Air-conditioning, PVC window, Fire alarm system, Optical fiber, Security door