Agence NP Masséna

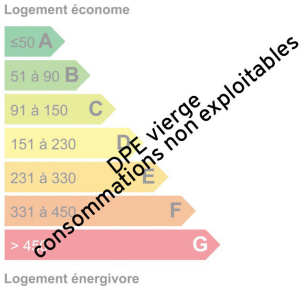
10 rue Masséna
06000 Nice
Tél : +33 (0)4 93 01 50 00
Email : info@nice-properties.fr

APARTMENT - 2 PIÈCE(S) - 45.7 M²

266 760 €



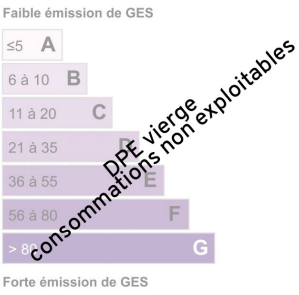




DESCRIPTIF DETAILLE

Ref : 11509

Surface :	45.7 M²	**Etage :**	Split-level
Style immeuble :		**Exposition :**	West
Etat :	New	**Vue :**	Slight
Pièces(s) :	2	**Chauffage :**	Radiator
Chambre(s) :	1	**Eau chaude :**	Individual
Bains/Douches :	1	**Parking(s) :**	NC
Toilette(s) :	1	**Garage(s) :**	NC
Surface séjour :	NC	**Cave :**	NC
Balcon(s) :	NC	**Taxe foncière :**	NC
Terrasse(s) :	NC	**Charges :**	NC



NICE / MUSICIENS: Located in the prestigious Musicians district, just steps from Boulevard Victor Hugo, this 46 m² one-bedroom apartment is situated on the ground floor of a beautiful period bourgeois building.
Renovation works are currently underway, making this property an excellent opportunity for a rental investment.

Short-term rentals are permitted by the co-ownership, which is a significant advantage for investors in Nice.

Ideally located close to Boulevard Victor Hugo, shops, restaurants, public transport and the Promenade des Anglais.

A highly sought-after location offering excellent rental potential.

Agency fees included, payable by the seller.

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Information regarding the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr.

PRESTATIONS :