

# French Properties

ONLINE

€349 000

**1 bedroom apartment**  
**Surface : 41 m<sup>2</sup>**  
**Surface of the living room: 22 m<sup>2</sup>**  
**Terrace area: 8 m<sup>2</sup>**  
**Year of construction: 1900**  
**Exposition: southeast**  
**View : urban**  
**Kitchen: fitted kitchen**  
**Hot water: individual electric**  
**Heating: individual electric**  
**Inner condition: good**

**Features:**

double glazing, balcony, shops at walking distance

1 bedroom  
1 terrace  
1 bathroom

**Energy class (dpe): C**

**Emission of greenhouse gases (ges): A**

Document non contractuel  
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## Apartment Nice

In the heart of Nice between Place Masséna and the Wilson district, the apartment is a bright 2-room apartment located on the 4th and top floor. It is composed of a living room with open kitchen opening onto the south-facing balcony with a beautiful unobstructed view of the rooftops of the city, an elegant shower room with toilet and a large bedroom with dressing room also opening onto the balcony. The apartment has been recently renovated with a neat decoration while retaining the charm of the old with its parquet floor, high ceilings and fireplace. An apartment full of charm ideal for a pied-à-terre or a rental investment close to la coulée verte, the sea and shops but also transport (bus and tram lines 1 and 2), schools and shops.

Fees and charges :

Annual current expenses 828 €

Well condominium

349 000 € fees included

