

# French Properties

ONLINE

€399 000

**1 bedroom apartment**  
**Surface : 56 m<sup>2</sup>**  
**Exposition:** east-west  
**Kitchen:** equipped independent  
**Heating:** individual air conditioning  
**Inner condition:** good

**Features:**

double glazing, Lumineux, air conditioning

1 bedroom  
1 terrace  
1 bathroom  
1 cellar

**Energy class (dpe):** D

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

Document non contractuel  
11/04/2025 - Prix T.T.C



## Apartment Nice

In the heart of downtown Nice - Carré d'Or. Gambetta In a superb bourgeois building, spacious 2-room apartment facing east/west in very good condition. Very quiet and bright apartment at all hours of the day, it benefits from a quality renovation (double glazing, security door, custom-made dressing room, reversible air conditioning in the living room and bedroom) as well as the charm of the old (high ceilings, terracotta tiles, cement tiles, etc.). Ideally located a stone's throw from Rue France and a few minutes from the sea. It is composed as follows: Entrance, double living room, bedroom with closet, separate fitted kitchen with window, bathroom with window, dressing room, balcony. A large cellar in the basement of the building completes this property.

Fees and charges :

Annual current expenses 1 800 €

Well condominium

399 000 € fees included

