

# French Properties

## ONLINE

€550 000

**2 bedroom apartment**

**Surface : 64 m²**

**Terrace area: 14 m²**

**Exposition:** south

**View :** urban

**Kitchen:** fitted kitchen

**Hot water:** individual electric

**Heating:** individual air conditioning

**Inner condition:** good

### Features:

beach walk, calm, shops at walking distance, fireplace, air conditioning

2 bedroom

1 terrace

1 bathroom

1 WC

**Energy class (dpe): D**

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

Document non contractuel

19/04/2025 - 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.

