

French Properties

ONLINE

Price on application

1 bedroom apartment
Surface : 38 m²
Terrace area: 4 m²
View : urban
Kitchen: equipped independent
Heating: collective
Inner condition: excellent

Features:

beach w alk, shops at w alking distance,
lift, Meublé, air conditioning

1 bedroom
2 terraces
1 bathroom
1 cellar

Energy class (dpe): D

Emission of greenhouse gases (ges): D

Document non contractuel

26/11/2025 - Prix T.T.C



Apartment Nice

Apartment with Balconies in a Prestigious Building – Dubouchage District Located on the 3rd floor with elevator of an early 20th-century prestigious building, fully renovated, this apartment of approximately 39 m² (38.40 m² under Carrez law) offers an elegant and comfortable living environment. It consists of an entrance hall, a fully equipped separate kitchen, a bright living room opening onto a balcony, a bedroom also with a balcony, and a bathroom with toilet. The apartment charms with its solid wood floors, air conditioning, and high-quality renovation. It is sold furnished and also includes a cellar. The Dubouchage district, situated in the heart of Nice, is one of the city's most elegant and sought-after neighborhoods. Here you'll find the charm of Belle Époque buildings, a quiet and refined residential environment, while enjoying immediate proximity to Avenue Jean Médecin, shops, renowned schools, and cultural venues. The Durandy and Jean Médecin tram stops, reachable within a five-minute walk, provide quick access to the entire city. Energy Performance Rating: D (247) – Greenhouse Gas Emissions: D (46). Annual charges: approximately €1,772. Condominium of 36 units, no ongoing legal proceedings.

