

**1 080 € / month**

**Location appartement**

**3 rooms**

**Surface : 65 m²**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : Excellent**

**Amenities :**

double glazing, calm

2 bedroom

1 terrace

1 bathroom

1 WC



## Appartement 283 Nîmes

Beautiful fully furnished and equipped two-bedroom apartment, air-conditioned, with a lovely terrace overlooking Place des Esclafidous. This apartment is located on the third and top floor with no elevator, featuring on the lower level two bedrooms and a bathroom with a bathtub. Upstairs, a spacious open area combines the living room and kitchen opening onto a terrace of approximately 15 m². As for the appliances, you have: fridge freezer, oven, microwave, induction cooktop with hood, washing machine and dishwasher, large TV, kitchen essentials, a 160 cm bed, a 140 cm bed... The apartment is 100 m from the Nîmes market halls, 200 m from the Maison Carrée, 300 m from the arena, 500 m from the Jardin de la Fontaine... Pets are not allowed. A file will be required for viewings. Apartment available immediately.

**Fees and charges**

Monthly rent 1 080 € with charges including 80 € provision for charges with annual settlement %} (excluding charges 1 000 €).

600 € VAT of fees paid by the tenant (including 195 € VAT for state of the property), 1 000 € for security deposit,

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
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