1 room in Port

€252,000

Port · 1 room · 30 m² in size



Key details

Surface area	**30 m²**
Rooms	**1**
Floor	**3rd**
Lift	**Yes**
Terrace	**Yes**
Annual charges	**€720 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

- A
- B
- **C** ✓
- D
- E
- F
- G

GES (Emissions) **A**

Lowest: A
Highest: G

- **A** ✓
- B
- C
- D
- E
- F
- G

Description

Discover a charming 30 m² studio apartment in a modern, secure, and high-quality residence in a highly sought-after area. Just steps away from the famous Place du Pin, this apartment boasts an exceptional location with immediate access to the tramway, shops, renowned restaurants, and the port basins.

The apartment is in excellent overall condition, featuring a spacious and bright living area that opens seamlessly onto a pleasant 9 m² covered terrace. The layout is optimized with a well-designed bathroom and WC, ensuring no wasted space. Additionally, a basement storage unit provides extra convenience. Situated in a vibrant and ever-growing neighborhood, this property is a rare opportunity, perfect for a secure investment or an exceptional pied-à-terre on the Côte d'Azur. A parking space is available for an additional cost.

Estimated annual energy expenses for standard use range between €460 and €670, including subscriptions, based on data from 2021, 2022, and 2023.

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