1 room in Port

€159,000

Port · 1 room · 19 m² in size

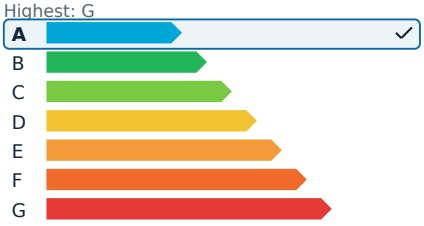


Key details

Surface area	**19 m²**
Rooms	**1**
Floor	**3rd**
Lift	**Yes**
Annual charges	**€1,140 /yr**

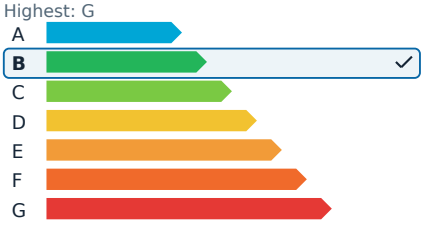
DPE (Energy) **A**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the highly sought-after Port of Nice district, this 19-square-meter furnished studio presents a great opportunity for a first-time purchase, a pied-à-terre, or a rental investment. The apartment features a bright and well-optimized living space, including a living room area, a dining space, and a fully equipped open kitchen. Double-glazed windows provide excellent thermal and sound insulation while allowing pleasant natural light to fill the space. The modern and functional bathroom is equipped with a walk-in shower and boasts meticulous finishes.

The property is part of a secure residence with an elevator and entry code system, offering a prime location near the Port, shops, restaurants, the tramway, and all essential amenities. Its desirable location and strong rental potential make it particularly attractive to investors and buyers looking for a convenient pied-à-terre in the heart of Nice.

Advantages include an elevator in the residence, the apartment being sold furnished, double glazing, an equipped kitchen, proximity to the Port district, and immediate access to shops, transport, and the sea. The property has an excellent history of seasonal rentals, with rental income details available upon request.

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