# 1 room in Port

**€290,000**

Port · 1 room · 30 m² in size



## Description

In the vibrant Nice Port area, this studio apartment offers a modern living space within a secure and recently developed residence. Covering 30 m², the apartment is perfectly positioned near Place du Pin, providing easy access to trams, the port, buses, restaurants, schools, and shops. The studio is in excellent condition, featuring a spacious living room with an open kitchen that leads to a pleasant, sheltered terrace of 5.5 m². The bathroom includes a WC, and a cellar is also part of the property. This location is ideal for those seeking a lively and dynamic neighborhood, making it perfect for a rental investment or a pied-à-terre on the French Riviera.

Estimated annual energy expenditure for standard use is between €420.0 and €568.0, indexed to the years 2021, 2022, and 2023, with subscriptions included.

## 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
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