1 room in Port

€210,000

Port · 1 room · 25 m² in size



Key details

Surface area	**25 m²**
Rooms	**1**
Floor	**2nd**

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

This charming 25 square meter studio, a true gem, is located in the vibrant and sought-after Place du Pin. Fully renovated and furnished with high-quality features, this property offers an exceptional living experience. The studio's southern exposure ensures ample natural light throughout the day, enhancing its welcoming atmosphere. Its strategic location provides easy access to the tramway, which connects the airport to the port, as well as nearby shops, Place Garibaldi, the historic Vieux-Nice, and the port area.

The apartment's practical design includes custom-made furniture, a very convenient fold-away bed that transforms into a full bed, and a comprehensive range of equipment. Modern comforts such as air conditioning, double glazing, a reinforced door, and ample storage are all included. The building's facade has been redone, communal areas renovated, and mailboxes replaced, ensuring a well-maintained environment with no upcoming work required.

The property boasts low charges and a low property tax, making it an excellent investment opportunity with high rental yield potential. It is ideal for investors or as a pied-à-terre.

Energy efficiency rating: D
Monthly management cost: €68
Property tax: €300 per year
No ongoing legal proceedings to our knowledge
Agency fees are included in the price, payable by the buyer.

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