2 rooms in Port

€495,000

Port · 2 rooms · 39 m² in size



Key details

Surface area	**39 m²**
Rooms	**2**
Lift	**Yes**
Terrace	**Yes**

DPE (Energy) **E**

Lowest: A
Highest: G

A
B
C
D
E ✓
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

Discover a remarkable 2-room apartment in the vibrant heart of Place Garibaldi, just steps away from Place du Pin, Old Nice, and a short walk from the sea. This top-floor residence, perched on the 6th floor of a building with an elevator, offers a perfect blend of modern living and historical charm.

The apartment has been meticulously renovated and features a spacious, open-air terrace of nearly 23 square meters, providing a private, west-facing sanctuary to enjoy sunsets, relax, or dine outdoors. The panoramic views of the city and hills are truly stunning, with natural light flooding the space throughout the day.

Inside, the apartment boasts a bright living room with a fully equipped open kitchen, a hallway with custom storage solutions, a comfortable bedroom with built-in cupboards, a modern shower room, and a separate toilet. High-end features include double glazing, ducted reversible air conditioning, and exterior electric blinds, ensuring comfort and convenience.

This property is situated in one of Nice's most sought-after districts, offering a vibrant neighborhood atmosphere, convenient amenities, entertainment options, and proximity to the seaside. Whether you're seeking a pied-à-terre, a primary residence, or a high-end rental investment, this rare gem promises to captivate.

Information on the risks to which this property is exposed is available on the Géorisks website.

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