2 rooms in Port

€660,000

Port · 2 rooms · 56 m² in size



Key details

Surface area	**56 m²**
Rooms	**2**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**

DPE (Energy)

NS

GES (Emissions)

NS

Description

Discover a remarkable two-room corner apartment in the highly sought-after area of Nice Port. This superb property is in excellent condition and situated on a high floor with elevator access. As you enter, you'll be captivated by the exceptional brightness and unobstructed views from its corner position. The apartment offers a triple view of the Port of Nice, the sea, and the greenery of the Château hill, with no overlooking neighbors.

Both the living room and the bedroom open onto two delightful balconies, extended by beautiful French doors, allowing you to fully enjoy the views and the abundant sunlight. A basement storage room is also included with the property. This is a rare find in the area, providing a privileged living environment in the heart of the iconic Nice Port neighborhood.

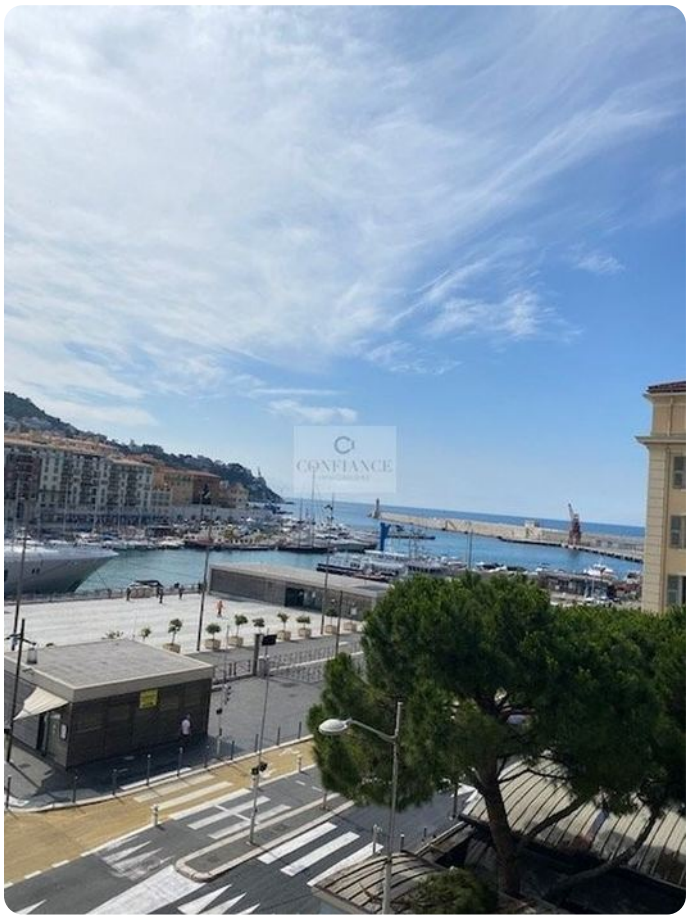
Additional information:
- The property is part of a co-ownership with 46 main lots (60 lots in total).
- The living area measures 55.91 square meters according to the Carrez law, with a total usable area of 60 square meters.
- Monthly charges are €208, which include heating, hot water, and cold water.
- The property is subject to co-ownership regulations, and the agency fees are entirely borne by the seller.
- To the best of our knowledge, there are no ongoing legal proceedings within the co-ownership.

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