2 rooms in Port

€349,000

Port · 2 rooms · 40 m² in size



Key details

Surface area	**40 m²**
Rooms	**2**
Floor	**6th**
Lift	**Yes**

DPE (Energy) **E**

Lowest: A
Highest: G

A
B
C
D
E ✓
F
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

Discover a superb two-room apartment in the heart of the highly sought-after Port district of Nice. Situated on the top floor of an elegant Art Deco building, this apartment has been tastefully transformed from a studio and fully renovated with meticulous attention to detail. The space is bright and airy, with a warm atmosphere enhanced by careful design choices. As you enter, you'll find integrated storage that maximizes the use of space. The living area, filled with natural light, opens onto a pleasant heated veranda, which is included in the official living space. This area features a fully equipped contemporary kitchen, creating a welcoming and comfortable environment.

The property also offers the possibility, subject to necessary permissions and work, to convert part of the veranda back into a terrace. Two charming small balconies, one off the living room and the other off the bedroom, add to the appeal. The bedroom is peaceful, complemented by a modern bathroom with a shower, WC, and dressing area. Reversible air conditioning ensures optimal comfort throughout the year. Seasonal rental is permitted within the building with written authorization from the management, presenting an estimated rental potential of around €28,000 per year. This makes it ideal as both a secondary residence and an investment opportunity. Just a short walk from the port, restaurants, shops, tramway, and beaches, this apartment offers an exceptional location in one of Nice's most desirable neighborhoods.

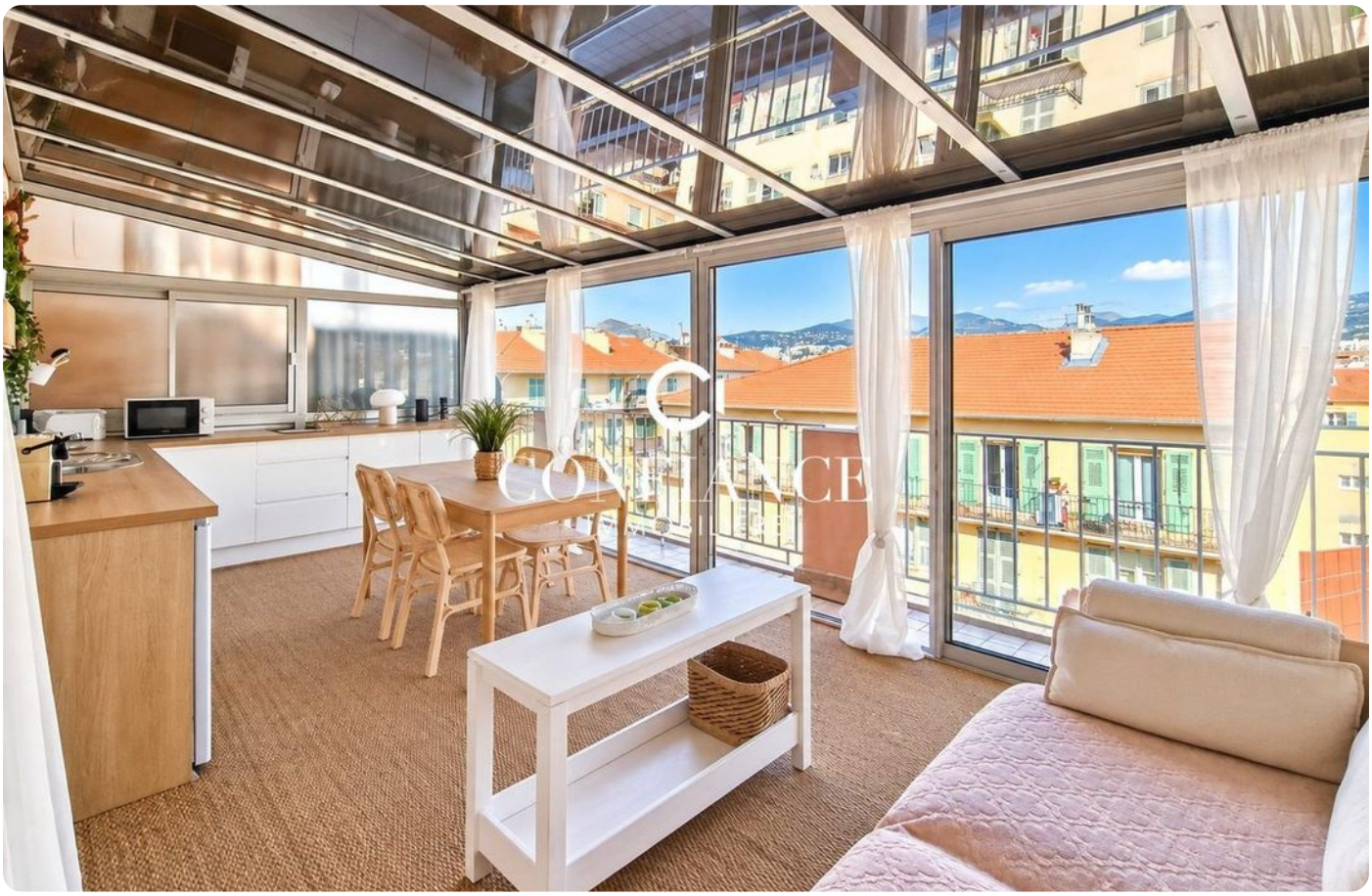
Key features include its top-floor position, Art Deco architecture, complete renovation, approximately 40 square meters of living space, bright and cross-ventilated layout, heated veranda, two small balconies, reversible air conditioning, peaceful bedroom, and authorized seasonal rental with significant rental potential. This rare and elegant property combines charm, comfort, and investment potential.

The monthly management cost is €75. The property is part of a co-ownership consisting of 29 lots. The agency fees are the responsibility of the seller. The energy efficiency rating is E, and the climate rating is C. There are no ongoing legal proceedings.

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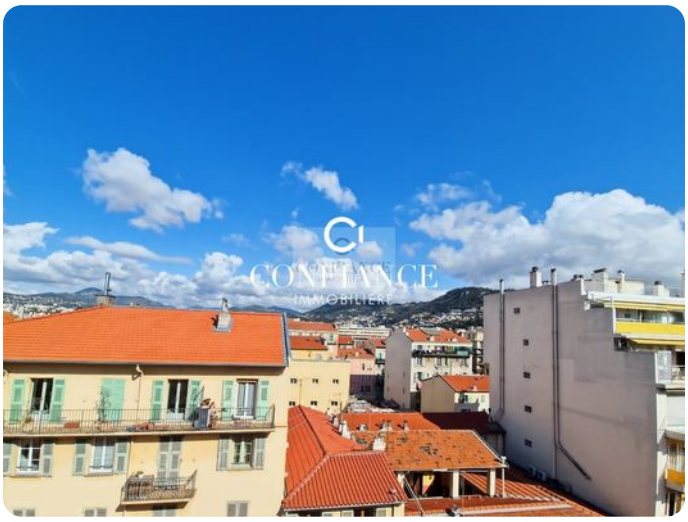




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