2 rooms in Port

€357,000

Port · 2 rooms · 39 m² in size



Key details

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

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

In a stunning 1930s Art Deco building with an elevator, this charming two-room apartment is situated on the sixth and top floor, right in the heart of the highly sought-after Port district of Nice. The apartment spans approximately 40 square meters and offers a bright, inviting atmosphere with tasteful renovations and meticulous attention to detail.

The property features a 6.30 square meter wraparound balcony, providing an unobstructed view of the city and hills, and ensuring exceptional natural light throughout the day. Inside, you'll find a welcoming entrance with a closet, a stylish shower room with a toilet, a comfortable bedroom with balcony access, and an elegant living area with an open, fully equipped kitchen that extends onto the balcony.

The location is unbeatable, with restaurants, bars, shops, and the tramway right at your doorstep, as well as the Port of Nice. This vibrant neighborhood is one of the most desirable in the city. The apartment is perfect as a pied-à-terre, a second home, or a high-yield rental investment, with seasonal rentals permitted.

This rare find combines the charm of an old building with the benefits of a top-floor position and a prime location.

The property is part of a co-ownership with XX main lots. Annual management charges amount to 1042.40 euros. There are no ongoing legal proceedings to our knowledge. Agency fees are the responsibility of the seller.

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