2 rooms in Port

€259,000

Port · 2 rooms · 29 m² in size



Key details

Surface area	**29 m²**
Rooms	**2**
Floor	**3rd**
Annual charges	**€420 /yr**

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 the heart of the highly sought-after Place Garibaldi, this charming duplex apartment offers 30 square meters of living space in a high-floor position within a classified Niçois building. The building's common areas are slated for a complete renovation. On the first level, the apartment features an entrance with a laundry area, an equipped open-plan kitchen, and a west-facing living room with a lovely, unobstructed view of the new Coulée Verte. The upper level hosts a bedroom with storage and a bathroom with a toilet. The apartment is in good overall condition and comes equipped with air conditioning. This property is ideal for rental investment or as a pied-à-terre. The location is exceptional, with immediate access to the tramway, shops, and the historic Vieux-Nice. The property benefits from low charges.

The estimated annual energy expenses for standard usage range between €647 and €875, indexed to the years 2021, 2022, and 2023, including subscriptions.

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