2 rooms in Port

€345,000

Port · 2 rooms · 42 m² in size

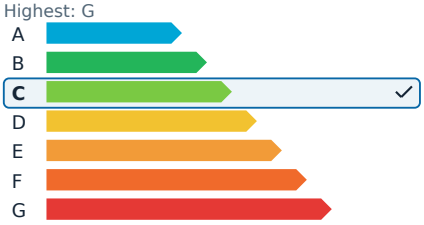


Key details

Surface area	**42 m²**
Rooms	**2**
Floor	**3rd**

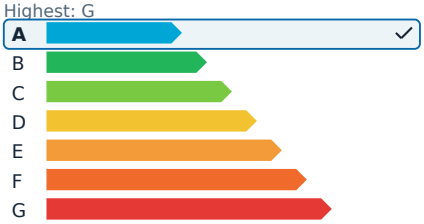
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of the highly sought-after Port district, on rue Emmanuel-Philibert, this beautiful two-room apartment awaits on the top floor of a classic Niçois building. With a full southern exposure, the apartment is bathed in exceptional light, offering a clear view and a particularly peaceful setting.

The apartment has been tastefully and completely renovated, featuring a living room with an open, fully-equipped kitchen, a bedroom, and a bathroom. The oak parquet flooring and meticulous finishes add charm and a warm atmosphere to the space.

Perfectly located just a stone's throw from the sea, the Old Town of Nice, two tram lines, and the vibrant life of the Port and Place du Pin, with its numerous shops, restaurants, and lively spots.

Recent improvements include insulated roofing, a renovated stairwell, and a well-maintained façade. Seasonal rentals are possible, making it an ideal choice as a main residence, a pied-à-terre, or a rental investment.

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