2 rooms in Port

€318,000

Port · 2 rooms · 40 m² in size



Key details

Surface area	**40 m²**
Rooms	**2**
Floor	**4th**
Lift	**Yes**
Terrace	**Yes**
Annual charges	**€1,320 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

A	
B	
C ✓	
D	
E	
F	
G	

GES (Emissions) **A**

Lowest: A
Highest: G

A ✓	
B	
C	
D	
E	
F	
G	

Description

In the highly sought-after Port of Nice, within the renowned Port Nicea residence, lies a spacious one-bedroom apartment of 40 square meters on the fourth floor, accessible by elevator. This apartment is set in an exceptionally quiet environment, offering an unobstructed view of a large courtyard with a pleasant eastern exposure. It features a large living area with a kitchen space, a sizable bedroom, and a shower room with ample storage. A standout feature of this property is its superb 13 square meter terrace, remarkably deep, providing a rare and delightful outdoor space in the heart of the Port.

This prime location offers immediate access to shops, restaurants, the seafront, and all the amenities of the neighborhood. Additionally, there is an option to purchase a garage within the residence for 59,900 €. The estimated annual energy costs for standard usage range between €511 and €691, including subscriptions, based on rates from 2022 and 2023.

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