2 rooms in Port

€279,000

Port · 2 rooms · 40 m² in size



Key details

Surface area	**40 m²**
Rooms	**2**
Floor	**4th**
Lift	**Yes**
Terrace	**Yes**
Annual charges	**€1,496 /yr**

DPE (Energy) **E**

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 vibrant district of Le Port, discover a charming two-room apartment on the fourth floor of a traditional Niçois building. This property features a spacious double living room with a kitchen, a cozy bedroom, a bathroom with a toilet, and a balcony that adds to its appeal. The apartment benefits from a southern exposure, ensuring it is filled with natural light. With its 3-meter high ceilings and original parquet flooring, it embodies the charm of a true gem. The building's common areas and facade have recently undergone renovations, fully paid for, ensuring no upcoming co-ownership costs.

The location is exceptional, just steps away from the port, Garibaldi Square, the tramway, shops, and restaurants. This area is at the heart of a trendy neighborhood that has greatly benefited from the city's urban enhancements, making it an ideal spot for a first-time purchase or a highly attractive rental investment.

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