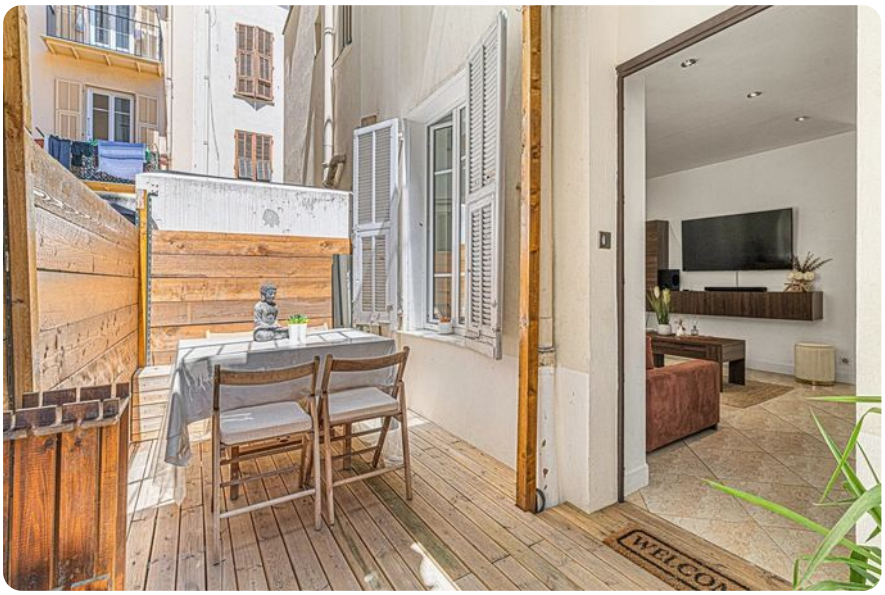
2 rooms in Port

€250,000

Port · 2 rooms · 31 m² in size

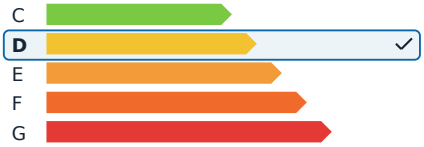


Key details

Surface area	**31 m²**
Rooms	**2**

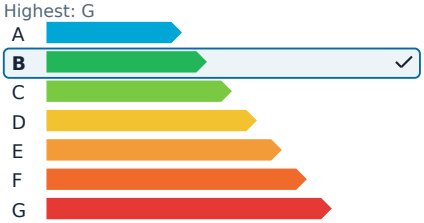
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

Just steps away from the bustling port and the lively Place du Pin, this charming 2-room apartment offers approximately 32 square meters of living space on the ground floor of a classic Niçois building. Fully renovated, the property features a bright living area with a well-equipped kitchen set back from the main space. The apartment includes a bathroom with a toilet and a bedroom that opens onto a small south-facing balcony, complete with built-in storage. The space benefits from air conditioning, ensuring comfort throughout

the year.

The location is ideal, with a variety of shops and convenient transport links nearby, including Tram lines 1 and 2. This property is perfect for investment or as a pied-à-terre, with short-term rentals allowed. A visit is highly recommended to appreciate its potential.

This property is part of a co-ownership. The annual management charges are 180€. There are no ongoing legal proceedings to our knowledge. The energy efficiency rating is D (201) for consumption and B (7) for emissions. Agency fees are the responsibility of the seller.

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