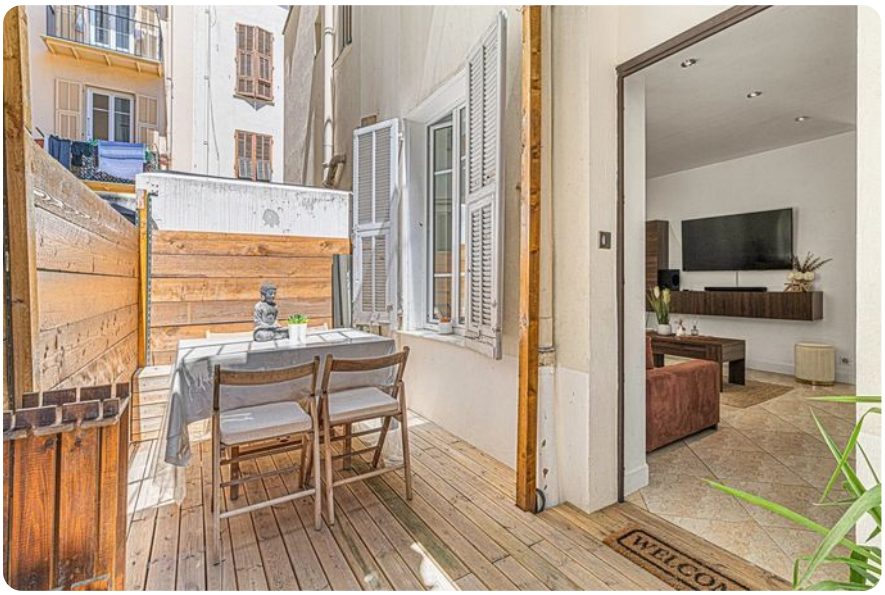
2 rooms in Port

€250,000

Port · 2 rooms · 31 m² in size

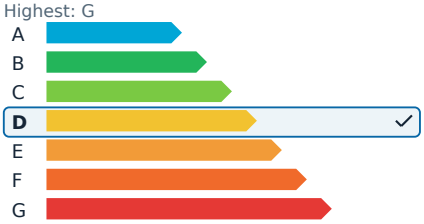


Key details

Surface area	**31 m²**
Rooms	**2**

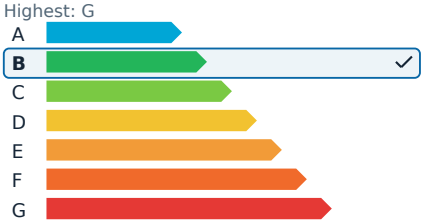
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

Just steps away from the vibrant port and the lively Place du Pin, this charming two-room apartment offers approximately 32 square meters of living space on the ground floor of a traditional Niçois building. Fully renovated, the property features a welcoming living area with a discreetly equipped kitchen, a bathroom with a toilet, and a bedroom with storage that opens onto a small south-facing balcony. The apartment is equipped with air conditioning, ensuring comfort throughout the year.

The location is ideal, with shops and public transportation, including tram lines 1 and 2, in close proximity. This property is perfect for investment or as a pied-à-terre, with short-term rentals permitted. A visit is highly recommended to appreciate its full potential.

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

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