2 rooms in Port

€250,000

Port · 2 rooms · 33 m² in size



Key details

Surface area	**33 m²**
Rooms	**2**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€180 /yr**

DPE (Energy) **D**

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

This charming 33 m² two-room apartment is situated on the ground floor of a beautiful 1914 building in one of Nice's most vibrant neighborhoods, Le Port. Fully renovated and furnished, it welcomes you with its bright and meticulously finished interior. As you enter, you'll find a luminous living area that extends into a semi-open kitchen, thoughtfully designed for both entertaining and everyday cooking. The combination of tiled floors, wooden accents, and harmonious materials creates a warm, contemporary atmosphere without being ostentatious. The space is perfect for enjoying quiet mornings or hosting dinners with friends.

To the right, a tastefully redone bathroom combines meticulous finishes with wooden touches, adding charm and character. At the back, the bedroom features a large built-in wardrobe and direct access to a small balcony, perfect for enjoying a morning coffee outdoors. The west-facing exposure and view of the interior courtyard provide tranquility and ample natural light, away from the street's hustle and bustle. The terrace overlooking the courtyard adds a discreet and soothing outdoor space.

In terms of comfort, the apartment includes air conditioning, double glazing, an alarm system, and an elevator, all in impeccable condition for immediate move-in. The Port area offers a blend of authentic Niçoise charm and the vibrant energy of the seaside. Nearby streets are bustling with shops, supermarkets, restaurants, and cafes. The tram and bus lines connect you to the city center in minutes, while the airport and highway are easily accessible. The proximity to the beach, parks, and schools makes it a desirable place to live. This turnkey property is ideal for both a primary residence and a short-term rental investment, such as Airbnb, thanks to the area's appeal.

Practical information:
- Price: €250,000, with agency fees paid by the seller.
- Energy efficiency rating: D. Greenhouse gas emission rating: D.
- Individual electric heating. Property tax: €480.
- Subject to co-ownership status with 27 lots.
- Monthly management cost: €12.
- No ongoing legal proceedings.

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