2 rooms in Port

€370,000

Port · 2 rooms · 36 m² in size

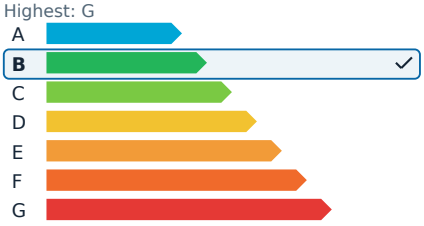


Key details

Surface area	**36 m²**
Rooms	**2**
Lift	**Yes**
Annual charges	**€593 /yr**

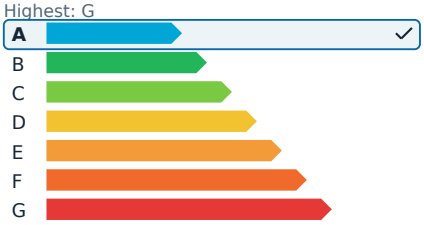
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This charming duplex apartment offers a bright and inviting living space of 36.2 square meters, with 23.01 square meters according to the Loi Carrez. Set in a beautiful 18th-century building, it provides a panoramic view of the Port of Nice. The apartment features a living room, a well-equipped integrated kitchen, a modern bathroom with a walk-in shower, and a spacious mezzanine bedroom that also enjoys the port view. Located on the second floor, the property is easily accessible via an elevator.

The apartment comes with air conditioning, modern double-glazed windows, and a sleek bathroom. Its prime location makes it an excellent choice for a rental investment with high returns or as a convenient pied-à-terre. With recent renovations completed by the current owner, the property is ready for immediate occupancy and boasts an impressive energy efficiency rating of B.

The property is part of a co-ownership comprising 155 lots, including 104 residential units. The estimated annual budget for common expenses is 593 euros. Agency fees are the responsibility of the seller. Estimated annual energy costs for standard usage range between 630 and 852 euros, based on 2021 energy prices.

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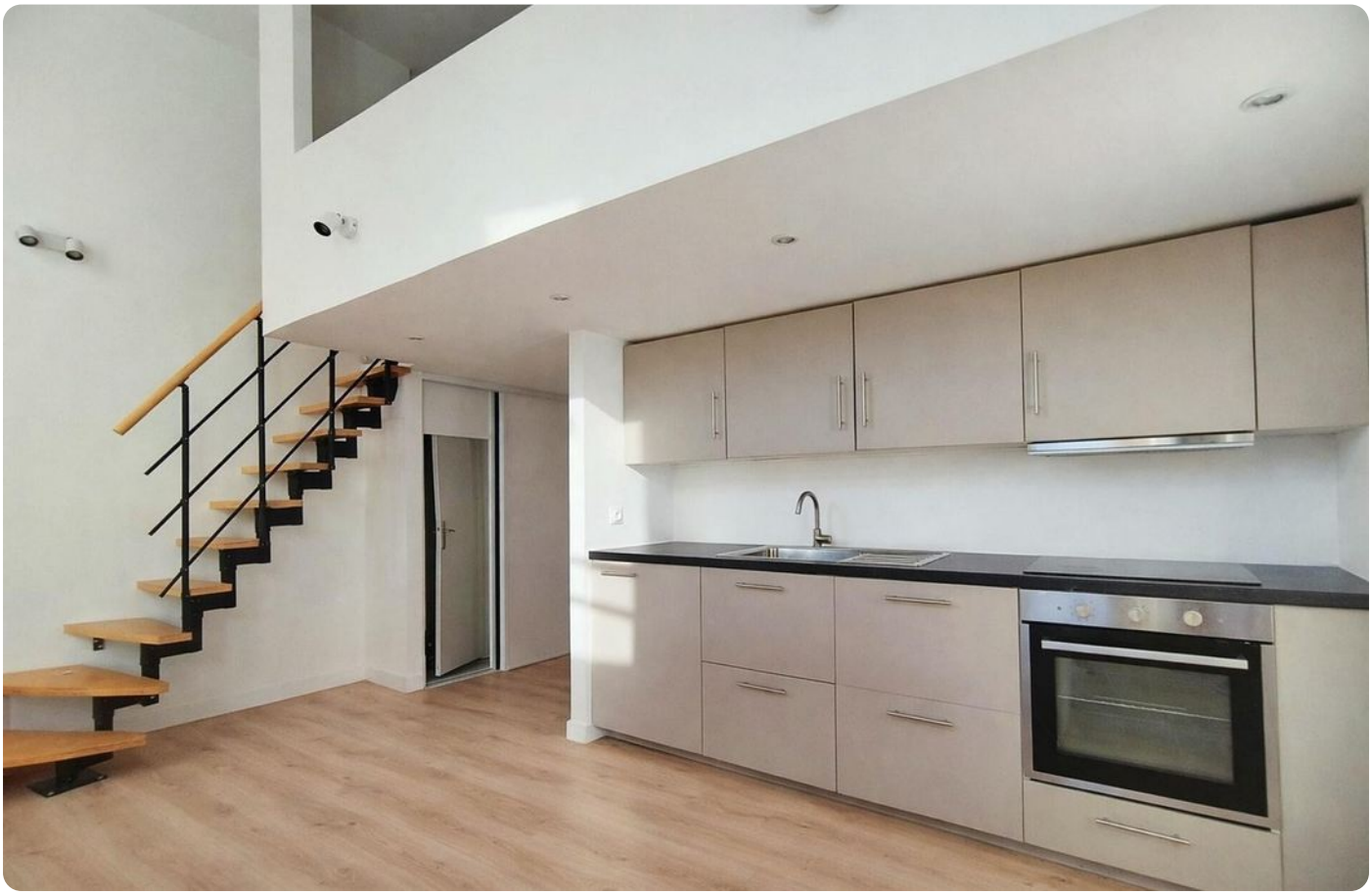

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