2 rooms in Port

€525,000

Port · 2 rooms · 68 m² in size

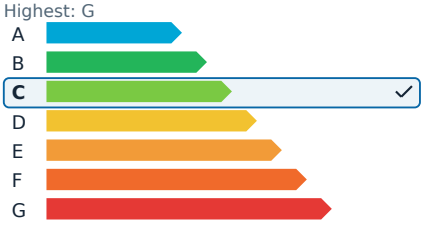


Key details

Surface area	**68 m²**
Rooms	**2**
Floor	**1st**
Terrace	**Yes**
Annual charges	**€1,728 /yr**

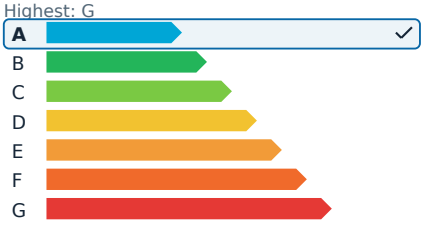
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This charming three-room apartment offers a comfortable living space of 68 square meters, with 64.11 square meters under the Carrez law. One of its standout features is a spacious 50 square meter terrace, perfect for enjoying the Mediterranean climate in peace and quiet. The apartment is located in a small building in the vibrant Garibaldi area, close to shops, tram lines 1 and 2, the historic old town, and the Port of Nice.

Inside, the apartment is in good condition and features a 23 square meter living room that seamlessly integrates with the kitchen and opens onto the terrace. The apartment includes two bedrooms, measuring 14.41 square meters and 10.13 square meters, respectively, along with a versatile corner room of 6.77 square meters that can serve as an additional bedroom, office, or other use. The property also includes a large shower room with a toilet and an additional separate toilet. Additional amenities include air conditioning, double glazing, and ample storage space.

This well-optimized apartment is ideal for a primary residence, a vacation home, or an investment property, with the option of private parking available for an additional cost.

Monthly management cost is €144. The energy efficiency rating is C.

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