2 rooms in Port

€357,000

Port · 2 rooms · 40 m² in size



Key details

Surface area	**40 m²**
Rooms	**2**
Floor	**6th**
Lift	**Yes**

DPE (Energy) **E**

Lowest: A
Highest: G

A	
B	
C	
D	
E	✓
F	
G	

GES (Emissions) **C**

Lowest: A
Highest: G

A	
B	
C	✓
D	
E	
F	
G	

Description

This charming two-room apartment, transformed from a studio, is situated on the top floor of a stunning Art Deco building in the highly sought-after Port district of Nice. Spanning approximately 40 square meters, this property is a true gem, offering an impressive annual return of 28,000 euros. It is ideal for investment, with seasonal rentals permitted by the co-ownership, or as a delightful secondary residence.

The renovation has been carried out with meticulous attention to detail, creating a welcoming atmosphere from the moment you enter. Integrated storage solutions optimize the space perfectly. The living area, set within a pleasant heated veranda, provides a cozy and luminous environment. It features a stylish and fully equipped kitchen. There is also the potential to modify the veranda to recreate a terrace space, subject to necessary work. A small balcony is accessible from both the veranda and the bedroom.

The apartment includes a bathroom with a WC and dressing area, and a tranquil bedroom. The property benefits from being cross-ventilated, air-conditioned, and bathed in natural light, offering a comfortable and intimate living space. Located in the vibrant and commercial Port district, it is close to popular restaurants, shops, and amenities, and just minutes away from the famous Promenade des Anglais, allowing residents to fully enjoy the desirable lifestyle of Nice.

Monthly management cost: 75 €.
Energy efficiency rating: Class E.
Agency fees: Paid by the seller.
Number of lots in the co-ownership: 29.
No ongoing legal proceedings in the co-ownership.

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