2 rooms in Port

€357,000

Port · 2 rooms · 40 m² in size



Key details

Surface area	**40 m²**
Rooms	**2**
Lift	**Yes**
Annual charges	**€900 /yr**

DPE (Energy) **E**

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 fully renovated two-room apartment is just a three-minute walk from the Port of Nice, offering a prime location with modern features and an optimized layout. The property includes a bright living room with a fully equipped kitchen, a comfortable bedroom, and a contemporary bathroom. There is no need for any further work, making it ready for immediate move-in.

Ideal for rental investment or a first-time purchase, this apartment combines a sought-after location with comfort and potential

profitability.

The property is part of a co-ownership with 29 main lots and 19 secondary lots, totaling 33 lots. There are no ongoing legal proceedings. The energy performance rating is classified as E, with greenhouse gas emissions rated B. The estimated annual energy costs range from €945 to €1,279, based on 2021 energy prices. The average annual management cost is €900, and the agency fees are covered by the seller.

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