2 rooms in Port

€235,000

Port · 2 rooms · 49 m² in size

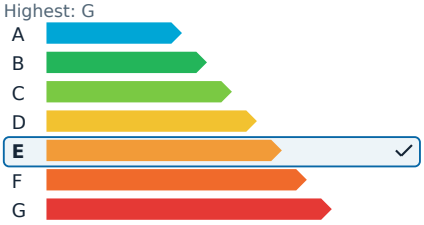


Key details

Surface area	**49 m²**
Rooms	**2**
Floor	**1st**

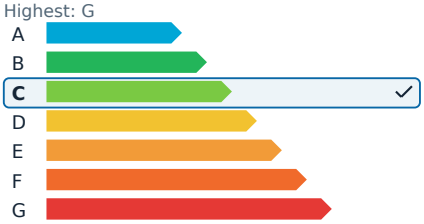
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

This property is a rare gem in the historical heart of Nice, tucked away in the tranquility of a private cul-de-sac. Just a stone's throw from Place Garibaldi and Port Lympia, and very close to Place du Pin, this apartment offers an unbeatable location, generous space, and significant potential for value appreciation.

The area is vibrant, with the lively Place Garibaldi, the terraces of the Port, and the restaurants and bars of Rue Bonaparte and Petit Marais all around you. You are at the center of Nice's bustling life, with Old Nice and the Promenade du Paillon within walking distance. The tramway is only a few minutes away, as are local shops, markets, and the beaches of La Réserve. This district is highly sought after by students, young professionals, expatriates, and travelers, ensuring a strong rental demand throughout the year.

The apartment is on the first floor of a characterful co-ownership and offers 49.80 square meters according to the Carrez law. It includes a spacious living room with a 25.30 square meter kitchen, a large 17.65 square meter bedroom with a closet, a bathroom, an independent WC, and a hallway with a closet. The property is dual-aspect, facing south and north, and features windows with exterior shutters and a ceiling height of 2.67 meters.

The layout and size of the bedroom allow for the possibility of reconfiguring the apartment into a true three-room space. This configuration is ideal for shared living or family rental, optimizing profitability.

The apartment requires complete renovation, offering the chance to create a custom property that is up-to-date and significantly improves its energy performance. According to the energy performance diagnosis (DPE), recommended renovations could upgrade the property from class F to class D, or even class B with a full renovation. A well-planned renovation will ensure a compliant, attractive, and sustainably profitable property, whether rented furnished, unfurnished, or as a shared apartment.

The apartment is part of a co-ownership with a notable character. The energy efficiency rating is currently class F, with potential improvements to class D or B through renovation.

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