2 rooms in Port

€595,000

Port · 2 rooms · 56 m² in size

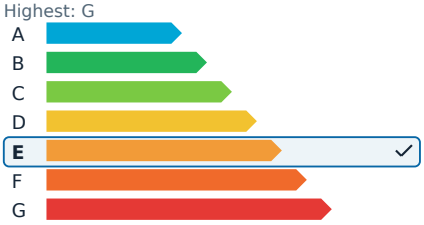


Key details

Surface area	**56 m²**
Rooms	**2**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**
Cellar	**Yes**

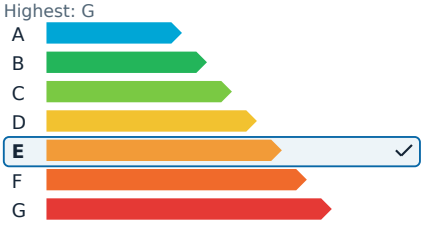
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **E**

Lowest: A
Highest: G



Description

This spacious two-room apartment is a rare find in the highly sought-after port area of Nice. The property is in excellent condition and features an inviting outdoor space, perfect for enjoying the Mediterranean climate. A practical cellar in the basement adds to the convenience of this offering. The apartment is sold free of any tenants, allowing for immediate occupancy or rental opportunities.

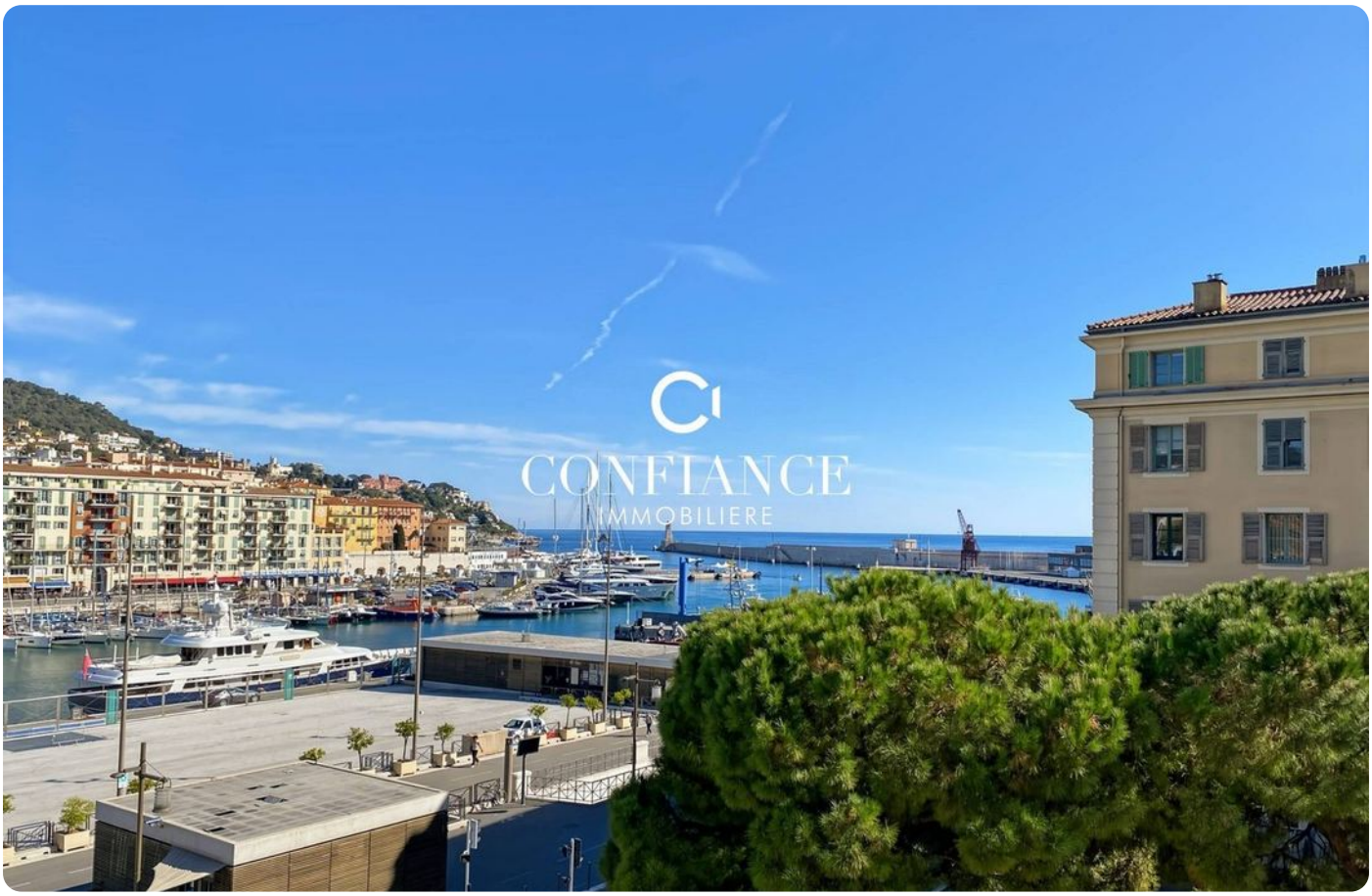
The property is part of a well-maintained co-ownership, comprising 44 lots, ensuring a sense of community and shared responsibility among residents. The living space measures 55.91 square meters according to the Carrez law, with a total habitable area of 60 square meters. Residents benefit from proximity to the vibrant port, with its array of restaurants, shops, and cultural attractions, making it an ideal location for both living and leisure.

The monthly management cost for this property is €208, with annual charges totaling €2,500. The agency fees are fully covered by the seller. The energy efficiency rating is classified as E, with an estimated annual energy expenditure between €1,146 and €1,550. There are no ongoing legal proceedings within the co-ownership.

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