Three-bedroom apartment in Port

€1,050,000

Port · 3 bedrooms · 136 m² in size



Key details

Surface area	**136 m²**
Bedrooms	**3**
Floor	**2nd**
Lift	**Yes**
Outside space	**Balcony**

DPE (Energy) **C**

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 spacious and beautifully renovated apartment offers a generous 136.81 m² of living space, with a total floor area of 149.85 m². Situated on the second floor of a well-maintained historic building, it is just 30 meters from the Port of Nice. The apartment is designed to maximize natural light and features high-quality finishes throughout.

Upon entering, you are greeted by a large foyer with ample storage that leads to an elegant living area exceeding 38 m². The separate kitchen, nearly 16 m² in size, is complemented by a convenient laundry room. The sleeping area includes three bedrooms, with the master bedroom offering more than 18 m² of space, a dressing room, a bathroom with a toilet, an additional shower room, and a separate toilet.

A mezzanine of over 7 m² provides additional space that can be used as an office, reading nook, or storage area. The apartment also includes three balconies, perfect for enjoying the vibrant urban environment and the proximity to the Port.

A closed garage of 14.90 m² is available for purchase nearby, providing secure parking. The location is outstanding, with easy walking access to the Port, Place du Pin, shops, restaurants, schools, and public transport. The tramway offers quick connections to Place Garibaldi, the city center, the train station, and the airport.

Key features of the property include a reversible air conditioning system, a recent individual boiler, double glazing, and well-maintained common areas. The apartment benefits from an east-west orientation, enhancing its cross-ventilation and light.

Energy efficiency is rated as Class C, with a conventional energy consumption of 78 kWhEP/m² per year and estimated emissions of 15 kg CO□/m² per year. The estimated annual energy cost ranges from €1,130 to €1,610. Agency fees are included in the sale price, with the seller responsible for these costs.

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