

Three-bedroom apartment in Port

€1,050,000

Port · 3 bedrooms · 136 m² in size



Description

This superb 136.81 m² apartment, entirely renovated, offers an exceptional living experience just 30 meters from the Port of Nice. Situated on the second floor of a well-maintained historic building on rue Emmanuel-Philibert, the apartment is distinguished by its generous volumes, abundant natural light, and high-quality finishes.

Upon entering, you are greeted by a spacious hallway with a closet, leading to an elegant living area of over 38 m². The separate kitchen, nearly 16 m² in size, is complemented by a utility room. The sleeping area features three bedrooms, including a master bedroom of over 18 m², 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, perfect for a home office, reading nook, or storage. The apartment also boasts three balconies, allowing residents to fully enjoy the vibrant urban environment and proximity to the Port.

A closed garage of 14.90 m² is available for purchase a few meters from the apartment on a neighboring street. The location is outstanding, with the Port, Place du Pin, shops, restaurants, schools, and public transport all within walking distance. The tramway offers quick access to Place Garibaldi, the city center, the train station, and the airport.

Additional features include reversible air conditioning, a recent individual boiler, double glazing, and well-kept communal areas.

The energy efficiency rating is classified as C, with an estimated annual energy cost between €1,130 and €1,610. Agency fees are covered by the seller.

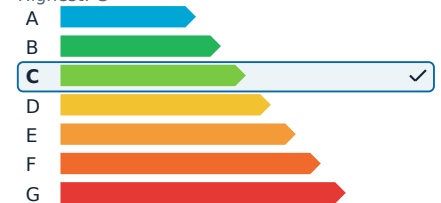
Key details

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

DPE (Energy)

C

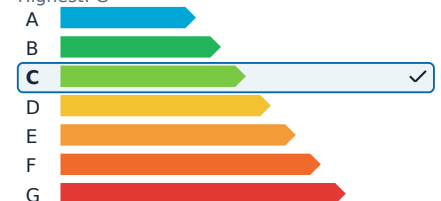
Lowest: A
Highest: G



GES (Emissions)

C

Lowest: A
Highest: G



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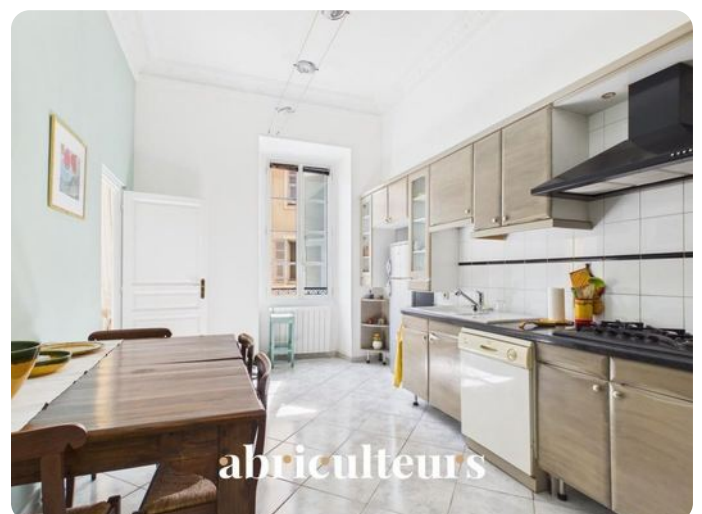
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