3 rooms in Port

€399,000

Port · 3 rooms · 64 m² in size



Key details

Surface area	**64 m²**
Rooms	**3**
Floor	**1st**
Balcony	**Yes**
Annual charges	**€1,152 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **A**

Lowest: A
Highest: G

A ✓
B
C
D
E
F
G

Description

Discover a superb 3-room apartment in one of the most desirable areas of Nice, just steps from Place du Pin with its array of shops and convenient tramway access. This 65 m² apartment is situated on the first floor of a recently renovated building and benefits from an East–West orientation.

The apartment has been meticulously renovated and features an entrance with storage, a bright living room, two bedrooms with built-in cupboards, a fully equipped kitchen, and a shower room with a WC. A balcony offers a peaceful view of the interior courtyard. Sold fully furnished, this property is ideal as a main residence, a pied-à-terre, or a rental investment with seasonal rental permitted.

Energy Class: C.
Annual charges amount to €1,188.
The building comprises 21 main lots.
Estimated annual energy expenditure for standard use is between €620 and €880, based on 2023 energy prices.
Agency fees are covered by the seller.

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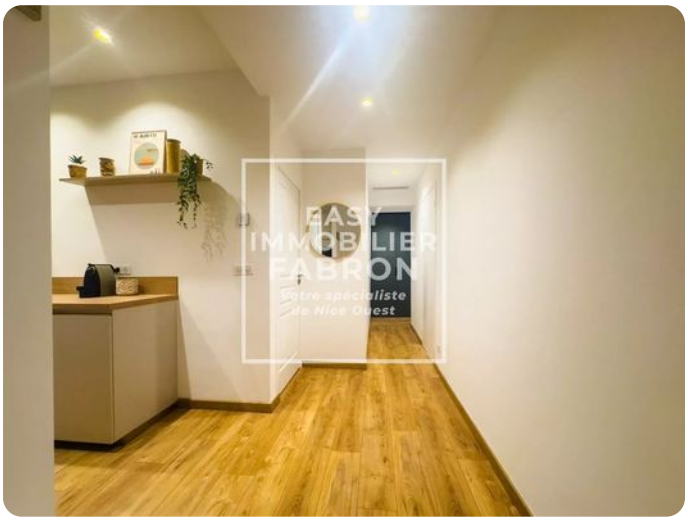











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