# 3 rooms in Port

**€495,000**

Port · 3 rooms · 55 m² in size




## Key details

| | |
|---|---|
| Surface area | **55 m²** |
| Rooms | **3** |
| Floor | **5th** |
| Lift | **Yes** |

**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

In one of the most sought-after areas of Nice, this exquisite three-room apartment of 55 square meters offers an exceptional location near the port, providing absolute tranquility. Just a stone's throw from Garibaldi Square, the antique district, and Pin Square, it is ideally positioned for enjoying the vibrant local culture.

Perched on the 5th floor of a well-maintained building with an elevator, the recently renovated apartment impresses with its high ceilings and quality finishes. With no overlooking neighbors, every window frames a verdant view, creating a serene atmosphere in the heart of the city. In autumn, as the leaves fall, a stunning sea view emerges in the background. The apartment features a pleasant south-facing living room and a perfectly arranged independent kitchen. There are also two bedrooms and a bathroom with a toilet. Sold furnished, it is ready for immediate occupancy or rental. Additional storage space is provided by a cellar.

Just a short walk from the port and Rauba Capeu, this rare property seamlessly combines charm, comfort, and a prime location.

The average annual share of common charges amounts to 1,800 euros. Estimated annual energy expenses for standard usage, based on 2021 energy prices, range from 690 to 950 euros. Agency fees are the responsibility of the seller.

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