3 rooms in Port

€380,000

Port · 3 rooms · 66 m² in size

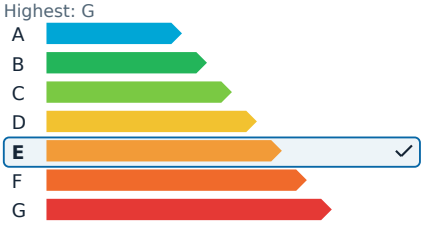


Key details

Surface area	**66 m²**
Rooms	**3**
Balcony	**Yes**
Annual charges	**€1,656 /yr**

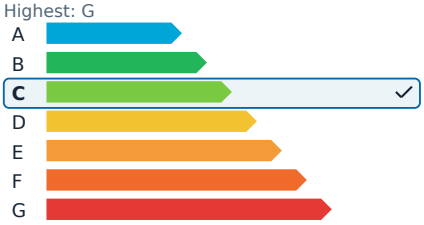
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

In one of the most sought-after areas of the Port of Nice, just a few meters from Place du Pin and Rue Bonaparte, this 66 m² apartment awaits on the fourth floor of a well-maintained traditional Nice building, though without an elevator. Bathed in light thanks to its south/southwest exposure, the property boasts a pleasant 3 m² balcony that serves as an inviting outdoor extension.

The apartment features a spacious entryway that seamlessly distributes the living spaces. To the right, an independent kitchen opens onto the balcony, accompanied by a bright living/dining room. These two rooms can easily be combined to create a superb living area of over 27 m². On the left side, the sleeping area includes two bedrooms, a large bathroom, and a separate toilet. All these rooms face a quiet alley, ensuring daily tranquility and comfort.

Additionally, the apartment includes private attic space, offering valuable storage or a rare opportunity for redevelopment. These volumes allow for the potential creation of a mezzanine or duplex, significantly enhancing the property's value.

This apartment is a true gem, appealing to those who appreciate the charm of Nice and wish to add their personal touch, as well as buyers seeking an ambitious transformation project. Its exceptional location, exposure, calm environment, and potential for evolution make it a rare opportunity in the market.

An opportunity not to be missed in one of the most coveted neighborhoods of Nice.

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