3 rooms in Port

€750,000

Port · 3 rooms · 64 m² in size

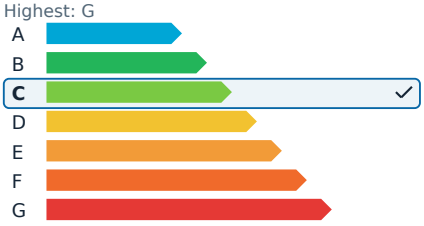


Key details

Surface area	**64 m²**
Rooms	**3**
Terrace	**Yes**
Annual charges	**€1,200 /yr**

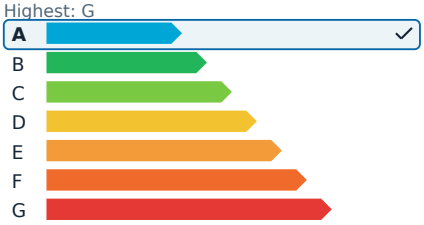
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of Nice's Antiquaire district, this magnificent three-room apartment offers 64 m² of living space in a serene setting. A standout feature is the 22 m² south-facing terrace, lush with greenery, providing a peaceful retreat. The apartment's living room seamlessly extends into a kitchen under a stunning veranda, which opens entirely onto a furnished terrace, creating a bright and spacious 52 m² area. The property includes two bedrooms, each with its own bathroom, and two toilets. Recently renovated with high-quality materials, the apartment is equipped with air conditioning in every room, ensuring comfort throughout the year.

The location is ideal, just a short walk from the sea, Place Garibaldi, Old Nice, the port, the tram, and a variety of shops. This prime position allows residents to enjoy the vibrant lifestyle and cultural attractions of Nice with ease.

Estimated annual energy expenditure for standard use is between €520 and €760, indexed to the years 2021, 2022, and 2023, with subscriptions included.

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