3 rooms in Port

€630,000

Port · 3 rooms · 70 m² in size

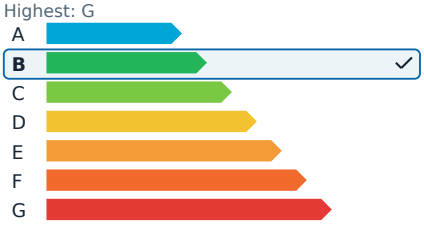


Key details

Surface area	**70 m²**
Rooms	**3**
Floor	**1st**
Annual charges	**€2,376 /yr**

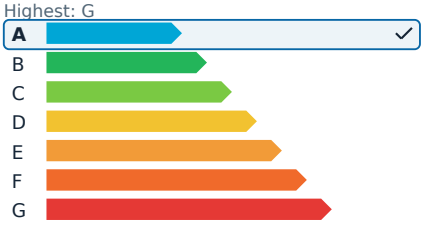
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of the highly sought-after Port of Nice neighborhood, just steps from Place du Pin, the tramway, shops, and Old Nice, lies a stunning three-room apartment within an authentic Niçois building that permits seasonal rentals. This fully renovated apartment, featuring high-quality finishes and air conditioning, impresses with its generous proportions, abundant natural light, and perfectly optimized layout. It presents a genuine opportunity for a secondary residence with rental income potential, having generated nearly €50,000 in annual rental income since its renovation in 2023.

Upon entering, you'll find custom-built storage solutions leading to a guest toilet and a spacious living area of approximately 37 square meters. This area combines a welcoming lounge and a fully equipped dining kitchen, further extended by a light-filled loggia. This additional space is perfect for year-round enjoyment. The two peaceful bedrooms share an elegant bathroom with a toilet, and an independent laundry room adds valuable storage space, complemented by a basement cellar.

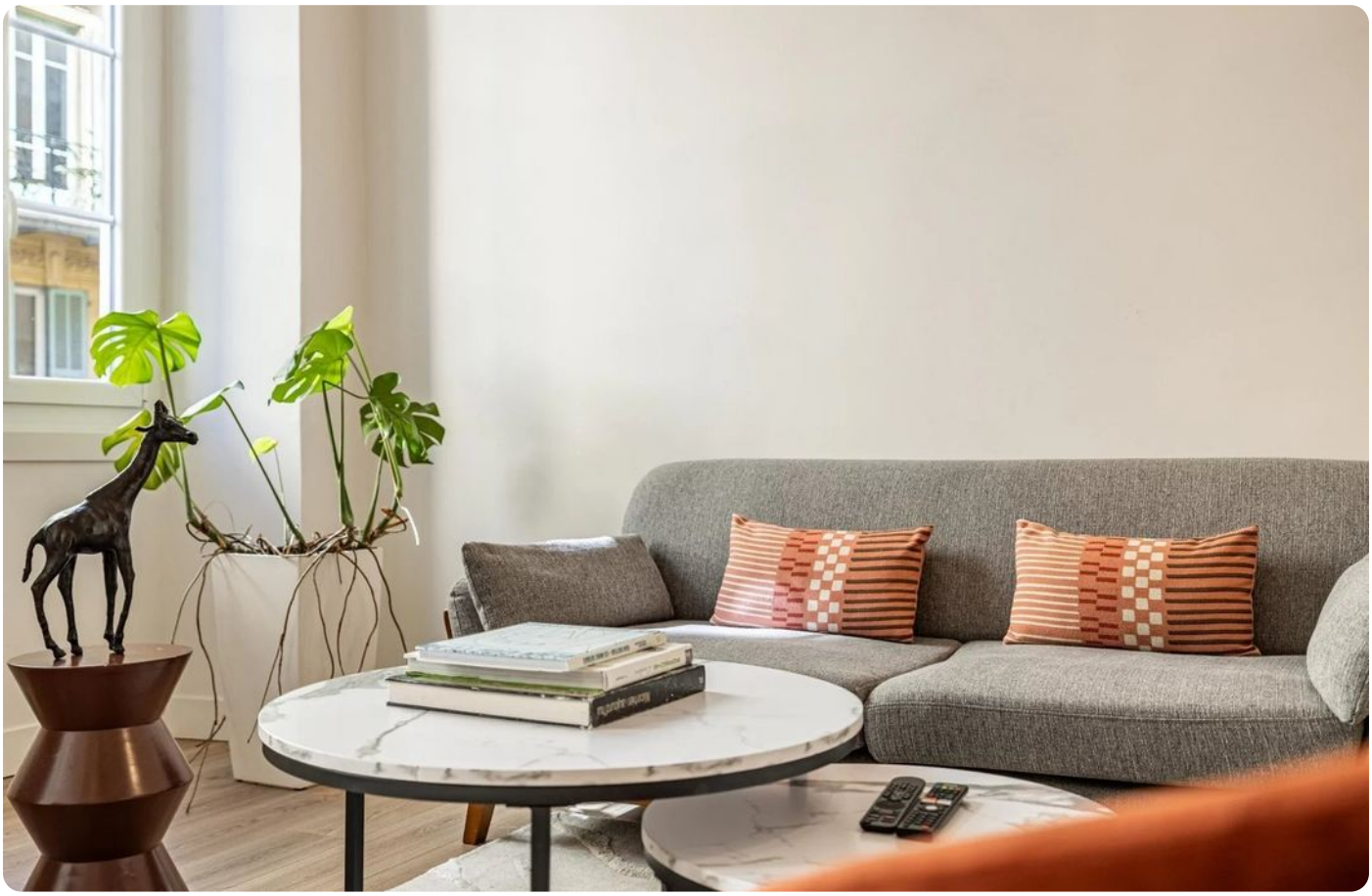
With its exceptional location in one of the most dynamic and desirable areas of the Port of Nice, this apartment caters to both those seeking a quality pied-à-terre on the French Riviera and investors looking for a property ready for immediate seasonal rental. This rare market find combines a prime location, modern comfort, excellent rental profitability, and significant potential for capital appreciation.

The property is part of a co-ownership with XX main lots. Annual charges amount to €2,377. There are no ongoing legal proceedings to our knowledge. Agency fees are the responsibility of the seller.

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