3 rooms in Port

€395,000

Port · 3 rooms · 62 m² in size



Key details

Surface area	**62 m²**
Rooms	**3**
Floor	**1st**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€1,620 /yr**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

In the heart of the highly sought-after Port district of Nice, this charming 3/4-room apartment offers approximately 63 m² of living space, complete with a balcony. Positioned on the first floor with elevator access, the apartment benefits from high ceilings and abundant natural light due to its southern exposure. Modern comforts are ensured with double-glazed windows.

The layout includes an inviting living area, an independent kitchen that opens onto the balcony, a pantry, and two bedrooms. The second bedroom offers flexibility, with options for a walk-in closet or a child's room. This apartment is ready for immediate occupancy and can be tailored to reflect your personal style, combining contemporary touches with its inherent charm and spaciousness.

For investors, the property presents a unique opportunity with two separate entrances on the landing, allowing for potential division into two separate units. The location is particularly desirable, being just steps away from Place du Pin, the Port, and the tramway, with immediate access to shops, restaurants, and various amenities.

This property is part of a co-ownership consisting of 8 lots and is not subject to any ongoing legal proceedings as per article L. 721-1 of the construction and housing code. The average monthly management cost is 135€, and the agency fees are covered by the seller.

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