3 rooms in Port

€475,000

Port · 3 rooms · 55 m² in size



Key details

Surface area	**55 m²**
Rooms	**3**
Floor	**5th**
Lift	**Yes**
Annual charges	**€1,680 /yr**

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 the tranquil and sought-after area of the Port of Nice, this charming 3-room apartment offers a blend of historic allure and modern comfort. Spanning 55.3 square meters, this furnished property is conveniently located near the sea, shops, and a direct tram line to the airport. The apartment, part of a co-ownership with an elevator, features a bright living room with Hungarian point parquet flooring, a functional kitchen, and two bedrooms. Large windows provide a clear, verdant view with a glimpse of the sea during winter months.

The apartment is equipped with reversible air conditioning, double glazing, high-speed fiber internet, and carefully curated decor. This turnkey property is ideal as a primary residence or a heritage investment, just steps away from the vibrant life of Nice.

The estimated annual energy expenses for standard use range between €680 and €960, indexed for the years 2021, 2022, and 2023, including subscriptions.

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