3 rooms in Port

€300,000

Port · 3 rooms · 64 m² in size

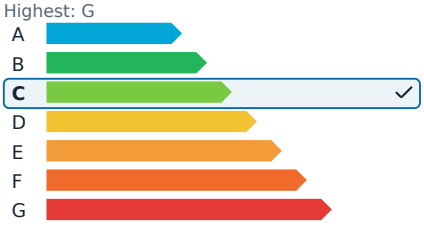


Key details

Surface area	**64 m²**
Rooms	**3**
Floor	**4th**
Balcony	**Yes**

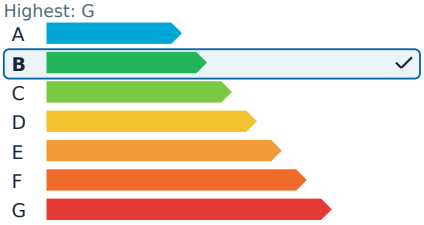
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

On the fourth floor of a 1912 building designed by the renowned Nice architect Annibale Carlo, this 64.3 m² three-room apartment offers a unique opportunity for modernization. With its west-east orientation, the apartment enjoys excellent natural light throughout the day and benefits from a pleasant natural airflow. Balconies on both the courtyard and street sides extend the living spaces, enhancing the connection with the outdoors. Over the years, significant updates have been made to the windows and electrical systems.

The apartment's layout is well-organized, yet offers numerous possibilities for reconfiguration. For instance, the spacious bathroom could be divided into two separate shower rooms, or reduced to create an open kitchen adjacent to the living room, thereby transforming the current kitchen space into an additional bedroom.

Set in one of Nice's most sought-after neighborhoods, this property is an excellent opportunity for either a rental investment or a primary residence.

Energy Efficiency Rating: C
Annual Charges: €1,992
Number of Lots in Co-ownership: 32, with 12 residential units

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