3 rooms in Port

€368,500

Port · 3 rooms · 64 m² in size

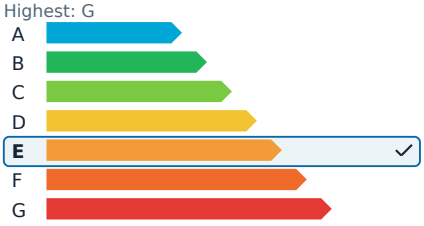


Key details

Surface area	**64 m²**
Rooms	**3**
Floor	**3rd**
Balcony	**Yes**
Annual charges	**€1,020 /yr**

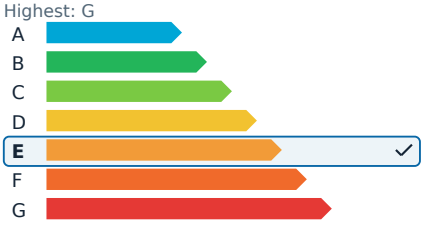
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **E**

Lowest: A
Highest: G



Description

On the third floor of a secured building in Nice, this three-room corner apartment offers a unique opportunity for buyers looking to create a personalized retreat. The current layout is easily adaptable, allowing future owners to redesign the space to their liking. The apartment features generous proportions, a pleasant ceiling height, and abundant natural light throughout the day thanks to its dual exposure.

Two balconies extend the living areas, with one offering a side view of the port, adding a distinct Mediterranean ambiance in a peaceful setting. While the property requires a complete renovation, it presents the chance to pursue a contemporary architectural project or to highlight the original Niçois charm.

Positioned in the heart of the port district in Nice, the apartment enjoys a highly sought-after location. The tramway provides direct access to the city center, beaches, and the Promenade des Anglais, while the Old Town and its markets are within walking distance. The international airport is easily reachable, making this property an ideal choice for regular use or as a secondary residence.

The property is part of a co-ownership with 30 main lots. Annual management charges amount to 1,020 euros. There are no ongoing legal proceedings to our knowledge. Agency fees are the responsibility of the seller.

3 rooms in Port

€368,500

Port · 3 rooms · 64 m² in size





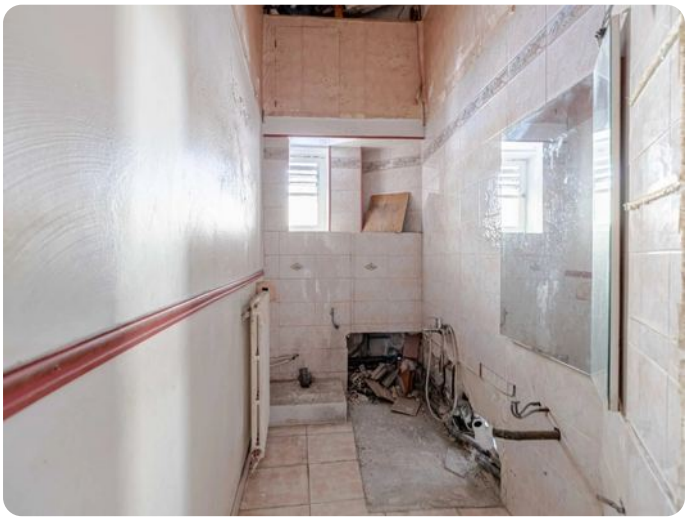
3 rooms in Port

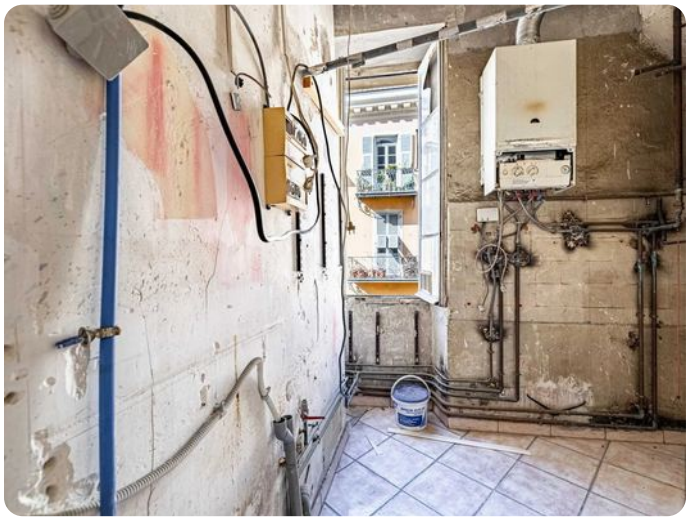
€368,500

Port · 3 rooms · 64 m² in size













3 rooms in Port

€368,500

Port · 3 rooms · 64 m² in size







