3 rooms in Port

€530,000

Port · 3 rooms · 82 m² in size

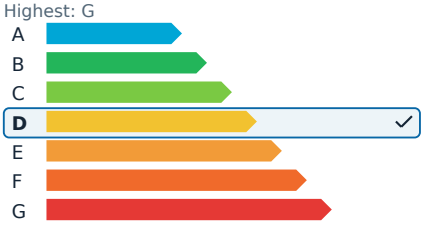


Key details

Surface area	**82 m²**
Rooms	**3**
Floor	**2nd**
Lift	**Yes**
Balcony	**Yes**
Terrace	**Yes**
Cellar	**Yes**

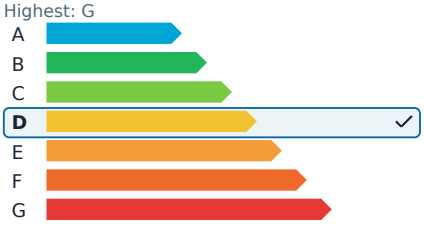
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

This 3-room apartment, spanning 82 square meters, is situated in the highly residential district of Cimiez in Nice, offering a peaceful and desirable living environment. Positioned on the second floor of a well-maintained condominium with an elevator, this crossing apartment provides a spacious entrance, a living room that opens onto an 8-square-meter balcony, and an independent kitchen that leads to a 10-square-meter terrace. The property features two 15-square-meter bedrooms, a shower room with both a bathtub and shower, and a separate toilet. While the apartment requires some refreshing, it holds significant potential for development. Additional conveniences include a garage and a cellar located in the basement. Public transport is conveniently accessible at the foot of the residence.

The property is part of a co-ownership consisting of 25 lots. The agency fees are payable by the seller. There are no ongoing legal proceedings. The energy efficiency rating is classified as D, with an estimated annual energy expenditure for standard use ranging between €902.00 and €1,220.00, including subscriptions.

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