3 rooms in Port

€375,000

Port · 3 rooms · 59 m² in size



Key details

Surface area	**59 m²**
Rooms	**3**
Floor	**3rd**
Balcony	**Yes**
Annual charges	**€2,520 /yr**

DPE (Energy) **C**

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

This apartment, measuring 59.55 square meters, is situated in the emblematic Port district on Rue Lascaris. Positioned on the third floor of a traditional Niçois building, the property includes an entrance of 4.3 square meters, a living room of 16.90 square meters opening onto a balcony, and an independent kitchen of 13.20 square meters with a loggia. The apartment also features two bedrooms, a bathroom, and separate toilets. The kitchen's generous size allows for a dedicated dining area, while the balcony and loggia offer enjoyable outdoor spaces. The two bedrooms and ample storage contribute to a functional layout.

The location is a significant advantage, with the Place de

l'Île-de-Beauté, various shops, restaurants, and the promenades of the Port just a short walk away. Additionally, Vieux-Nice, Place Garibaldi, and the Coulée Verte are within walking distance. The nearby tram and bus services provide easy access to the rest of the city.

This apartment is ideal for fully experiencing the Niçois lifestyle, whether as a primary residence, a pied-à-terre on the Côte d'Azur, or as a rental investment.

3 rooms in Port

€375,000

Port · 3 rooms · 59 m² in size





3 rooms in Port

€375,000

Port · 3 rooms · 59 m² in size









