3 rooms in Port

€385,000

Port · 3 rooms · 62 m² in size



Key details

Surface area	**62 m²**
Rooms	**3**
Floor	**1st**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€1,620 /yr**

DPE (Energy) **D**

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 charming apartment, approximately 63 square meters in size, is positioned on the first floor of a beautiful Niçois building with an elevator. It is ideally situated in the heart of the Port district, near Place du Pin and Place Garibaldi, providing easy access to shops, restaurants, and other amenities on foot.

The apartment features an entrance, an independent kitchen with a pantry and a small balcony, and a spacious living area. The sleeping quarters include two bedrooms, one with a closet, and an additional independent room adjacent to the second bedroom. This extra space offers multiple possibilities for use, such as a dressing room, office, or guest room.

Additional features include ample storage, impressive ceiling height, and double-glazed windows. While the apartment could benefit from some modern decorative updates, it remains perfectly livable as is. With its generous spaces and sought-after location, this property offers great potential for enjoying life in Nice to the fullest.

This property is part of a co-ownership consisting of 8 lots and is not subject to any ongoing legal proceedings as per Article L. 721-1 of the Construction and Housing Code. The average monthly management cost reported by the seller is €135. Agency fees are covered by the seller.

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