3 rooms in Port

€780,000

Port · 3 rooms · 65 m² in size



Key details

Surface area	**65 m²**
Rooms	**3**
Floor	**1st**
Lift	**Yes**
Annual charges	**€1,200 /yr**

DPE (Energy)

NS

GES (Emissions)

NS

Description

This exceptional three-room apartment offers 65 square meters of beautifully renovated space directly overlooking the old port of Nice. Enjoy stunning views of the sea and boats from this first-floor residence, accessible by elevator. The apartment boasts exposed stonework, solid wood floors, and generous volumes with impressive ceiling heights. The modern American-style kitchen is equipped with high-tech amenities, including a wine cellar. The natural stone bathroom is a striking feature, and there are two spacious bedrooms with built-in wardrobes. The property also benefits from reversible air conditioning and has undergone a complete renovation.

The apartment is conveniently located near bus and tram services, as well as a variety of shops, making it an ideal choice for those seeking a vibrant and accessible lifestyle in the heart of Nice.

The monthly management cost is 100 euros. The energy efficiency rating is C-166, with greenhouse gas emissions rated at A-5. Estimated annual energy expenses for standard usage range between 660 and 940 euros. The agency fees are 4% and are to be paid by the buyer.

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