3 rooms in Port

€549,000

Port · 3 rooms · 62 m² in size

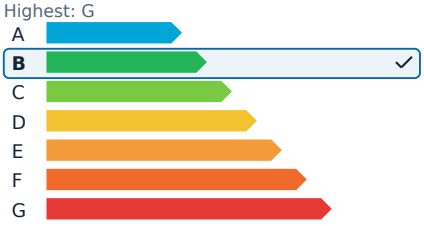


Key details

Surface area	**62 m²**
Rooms	**3**
Floor	**3rd**
Lift	**Yes**
Balcony	**Yes**

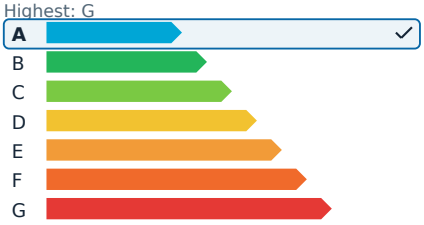
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This exceptional three-room apartment offers a stunning living experience right in the heart of Nice, overlooking the Port of Nice. Perched on a high floor, the 62 m² space has been fully renovated and is ready for immediate occupancy. The apartment features a charming living room with an open kitchen, highlighted by an exquisite ceiling fresco that adds character and elegance. A small balcony extends from the living room, providing a breathtaking view of the port—a unique spectacle to enjoy daily.

The sleeping area includes two bedrooms, a shower room, and separate toilets. Sold fully furnished, this apartment is ideal for immediate living or rental. Its prime location ensures easy access to public transport, shops, restaurants, and all necessary amenities.

Currently operating as a successful Airbnb rental, it offers an excellent return on investment and serves as a perfect opportunity for investors or as a pied-à-terre on the Côte d'Azur. This rare property combines charm, a magnificent view, quality renovation, and an exceptional location.

The energy efficiency rating is B, with greenhouse gas emissions rated as A. The estimated annual energy expenses range between 414 € and 560 €. The seller is responsible for the agency fees.

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