3 rooms in Port

€475,000

Port · 3 rooms · 69 m² in size

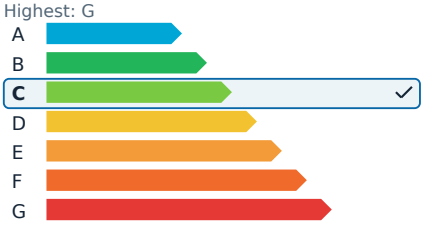


Key details

Surface area	**69 m²**
Rooms	**3**
Floor	**6th**
Lift	**Yes**
Terrace	**Yes**
Cellar	**Yes**
Annual charges	**€200 /yr**

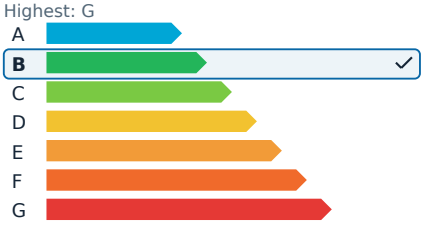
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

This top-floor apartment in the prestigious Port area of Nice offers a unique opportunity in a desirable neighborhood. Spanning approximately 70 square meters, this three-room property is located on the sixth and final floor of a well-maintained residence. The apartment features an east-west orientation, providing unobstructed views and ample natural light throughout the day. Inside, you'll find a spacious living room of 30.68 square meters, a separate equipped kitchen, and a true terrace of 24 square meters, perfect for enjoying the pleasant climate. The property includes two bedrooms, a bathroom, and a separate toilet. Additionally, a cellar and an underground parking space enhance the convenience of this home.

The location is one of the best in the city, with immediate access to schools such as École Maternelle Merle, École Primaire Merle, and Groupe Scolaire Pierre Merle. Daily needs are easily met with nearby grocery stores, supermarkets, a hypermarket, and a pharmacy. The proximity to a hospital and excellent transport links, including a train station just five minutes away and a bus stop only a minute's walk, ensures that residents enjoy both comfort and practicality.

This property is part of a co-ownership of 60 lots, with annual charges of 200 euros.

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