

Four-bedroom apartment in Port

€970,000

Port · 4 bedrooms · 108 m² in size



Description

In the heart of the sought-after Port of Nice district, directly on Place Garibaldi, lies a charming 4-room apartment spanning 109 square meters. This property boasts an enviable location, with the tramway right on the square, just a 2-minute walk to the Port of Nice, a minute from Place du Pin, and a minute from the Old Town of Nice.

The apartment features a spacious living area with a separate kitchen that can be fully opened to the living room. The living room, kitchen, hallway, and a master suite open onto a continuous balcony of 12.30 square meters. Overlooking a courtyard, the apartment offers a serene escape amidst the bustling Place Garibaldi, ensuring tranquility with minimal overlooking.

In addition to the master suite, there are two other bedrooms. The

apartment is fully air-conditioned and equipped with double glazing throughout. It includes two bathrooms and two toilets. Proximity to shops, transport, and the sea makes this property ideal for families seeking a vibrant city life while enjoying the peace and comfort of a carefully renovated interior.

A garage is included in the sale price, and a parking space is available for rent. As a bonus, the apartment comes with a loft currently set up as a fourth bedroom, which can also serve as an office or a large storage area.

Energy Efficiency Rating: B

Monthly Management Costs: €186

Property Tax: €1,560 per year

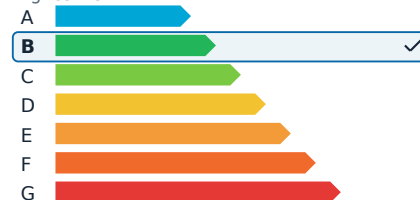
Key details

Surface area	108 m ²
Bedrooms	4
Floor	3rd
Lift	No
Outside space	Balcony
Monthly charges	€186 /mo

DPE (Energy)

B

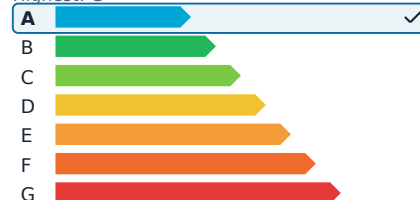
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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