

Four-bedroom apartment in Port

€475,000

Port · 4 bedrooms · 117 m² in size



Description

Just a short walk from the Port of Nice and the popular Place du Pin, this spacious 117 m² six-room apartment is situated on the first floor of a well-maintained building. With both eastern and western exposures, the property is filled with natural light and offers a pleasant layout with great potential for customization.

The apartment features a welcoming entrance, a large living area, four bedrooms, an independent kitchen, a bathroom, two separate toilets, and a balcony. Additionally, a cellar is included with the property.

Located in a vibrant and sought-after neighborhood, the apartment

is in close proximity to shops, restaurants, public transportation, and all essential amenities. It is suitable for use as a primary residence, a professional office, or as a rental investment opportunity. The generous space, cross-ventilation, and potential for development make this property a rare find in the area.

The property is part of a co-ownership comprising 150 lots, including 58 residential lots spread across two buildings. It has an energy efficiency rating of F, with an estimated energy consumption of 273 kWh/m²/year and 86 kg CO2/m²/year. The estimated annual energy costs range between €4,076 and €5,514. The quarterly management charges amount to €1,100, and the agency fees are fully covered by the seller.

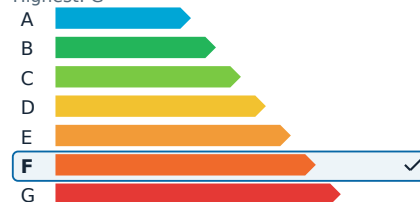
Key details

Surface area	117 m²
Bedrooms	4
Floor	1st
Lift	Yes
Outside space	No
Monthly charges	€367 /mo

DPE (Energy)

F

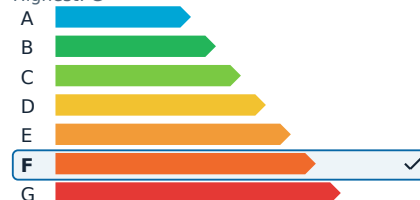
Lowest: A
Highest: G



GES (Emissions)

F

Lowest: A
Highest: G



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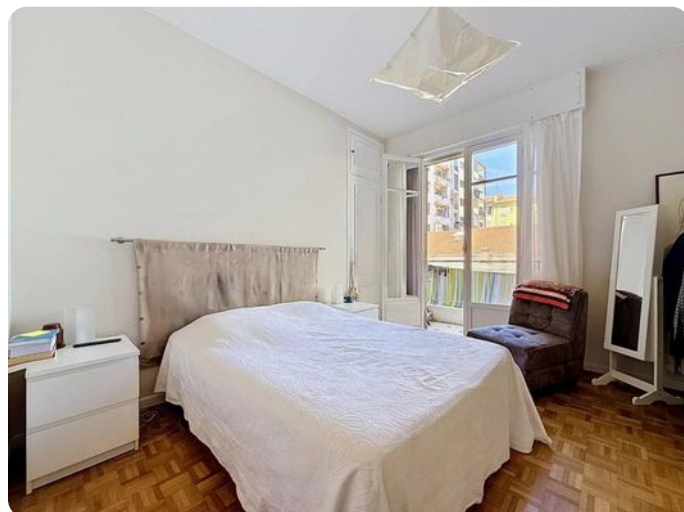
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