4 rooms in Port

€339,000

Port · 4 rooms · 68 m² in size



Key details

Surface area	**68 m²**
Rooms	**4**
Floor	**1st**
Balcony	**Yes**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

Discover a unique opportunity in one of the most sought-after areas of Nice, just steps away from the Port of Nice and Place Garibaldi. This peaceful four-room apartment spans over 68 square meters and is located on the first floor, offering a serene retreat from the city's hustle and bustle. The apartment overlooks a courtyard, ensuring a tranquil atmosphere, and is bathed in natural light thanks to five east-facing windows.

Currently configured with three rooms, a spacious independent kitchen with a balcony, and a shower room with a toilet, this apartment stands out for its flexible layout and numerous possibilities. Whether you're considering a primary residence, a pied-à-terre, a rental investment, shared accommodation, office space, or a professional practice, the apartment's layout can accommodate various configurations. The co-ownership allows for division, making it feasible to create two two-room apartments, providing an interesting investment opportunity.

Located in the heart of Nice, the apartment offers easy access to the Port, Place Garibaldi, Old Nice, shops, and restaurants, all within walking distance. Two tram lines are nearby, and the coastline along with the Promenade des Anglais is easily reachable on foot. This central, vibrant, and elegant address allows you to enjoy the best of Nice.

Monthly management cost: €48
Agency fees: Paid by the seller

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