4 rooms in Port

€360,000

Port · 4 rooms · 68 m² in size

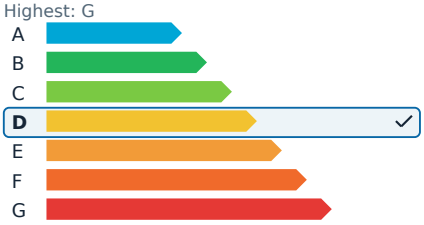


Key details

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

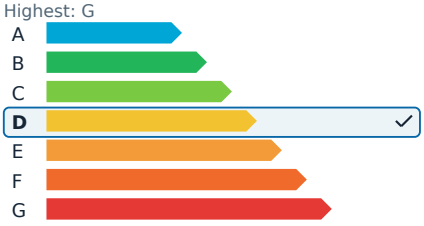
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

Just steps away from the Port and Place Garibaldi, this apartment presents a great opportunity in a lively and highly sought-after area of Nice. Positioned on the first floor, it offers a peaceful setting overlooking the courtyard, benefiting from pleasant natural light due to its east-facing windows.

Currently configured with three rooms, a large separate kitchen with a balcony, and a shower room with a toilet, the apartment's layout allows for numerous possibilities. After renovation, it could transform into a comfortable family home or serve as a rental investment. The building permits division, so creating two separate two-room apartments is also an option. Additionally, professional practices are allowed.

This property is in a prime location with the Port, Garibaldi, Old Nice, shops, restaurants, and tramways just a two-minute walk away. It requires some rethinking but offers genuine freedom to create a project that reflects personal vision.

The co-ownership consists of XX main lots. The annual charges amount to €576, and the property tax is €1,150. There are no ongoing legal proceedings. Agency fees are the responsibility of the seller.

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