4 rooms in Port

€339,000

Port · 4 rooms · 68 m² in size

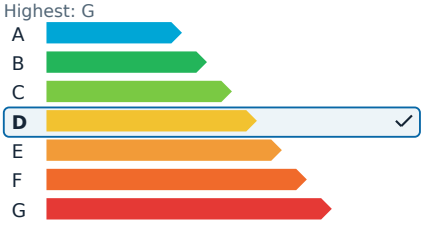


Key details

Surface area	**68 m²**
Rooms	**4**
Floor	**1st**
Balcony	**Yes**
Annual charges	**€576 /yr**

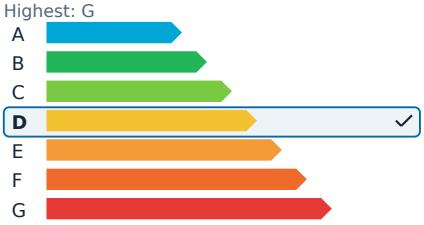
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

This property is a spacious 68 m² apartment located just a few meters from the Port of Nice and Place Garibaldi, nestled in a highly sought-after neighborhood. Situated on the first floor of a building without an elevator, the apartment faces a courtyard, offering a particularly quiet setting. It features five east-facing windows that allow natural light to flood in from the early morning hours.

Currently configured with three rooms, the apartment includes a large, independent kitchen with a balcony and a shower room with a toilet. The layout is highly adaptable, allowing for various possibilities such as a main residence, shared accommodation, office space, or a professional practice. The building permits division, making it feasible to create two separate two-room apartments, presenting a particularly interesting opportunity for value enhancement.

The location is ideal, with the Port, Place Garibaldi, Old Nice, shops, restaurants, and two tram lines all in close proximity. The Promenade des Anglais and the coastline are also within walking distance. This property is a rare find due to its prime location and potential, perfect for a custom renovation project.

The property is part of a co-ownership consisting of XX main lots. The annual maintenance charges are 576€, approximately 48€ per month. The property tax is 1,150€. There are no ongoing legal proceedings. The agency fees are to be paid by the seller.

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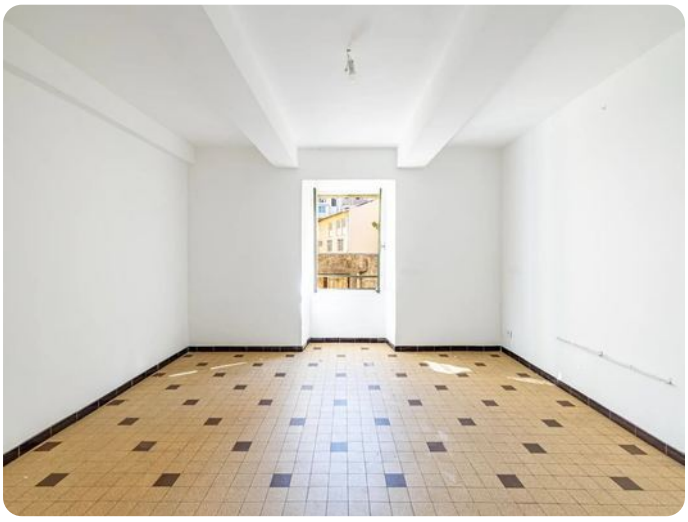







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