# 4 rooms in Port

**€360,000**

Port · 4 rooms · 68 m² in size

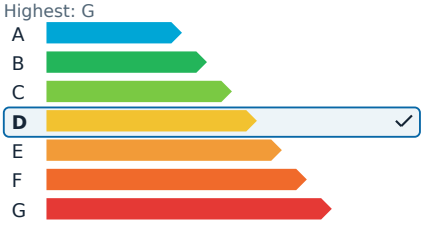


## Key details

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

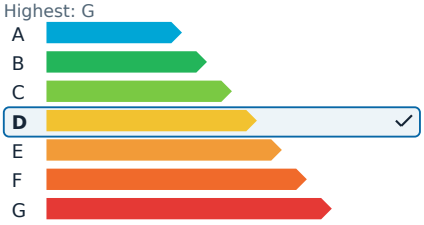
**DPE (Energy)** **D**

Lowest: A
Highest: G




**GES (Emissions)** **D**

Lowest: A
Highest: G




## Description

This property is situated in a highly sought-after area just a few meters from the Port of Nice and Place Garibaldi, offering a serene setting with its courtyard-facing position. The four-room apartment, over 68 square meters, is located on the first floor of a building without an elevator. It features five east-facing windows, allowing natural light to flood the space from the early morning hours. Currently configured with three rooms, a spacious independent kitchen with a balcony, and a shower room with a toilet, this apartment offers flexible living arrangements.

The layout is particularly adaptable, providing opportunities for a primary residence, shared accommodation, office space, or a professional practice. The building permits division, making it feasible to create two separate two-room apartments, which enhances its potential for value appreciation. The location is exceptional, with immediate access to the Port, Place Garibaldi, Old Nice, shops, restaurants, and two tram lines. The Promenade des Anglais and the coastline are also within walking distance.

This is a rare find due to its prime location and renovation potential, making it ideal for a bespoke renovation project.

Annual management charges are approximately €576, which breaks down to about €48 per month. The property tax is €1,150. There are no ongoing legal proceedings, and the agency fees are the responsibility of the seller. The property is part of a co-ownership consisting of XX main lots.

# 4 rooms in Port

**€360,000**

Port · 4 rooms · 68 m² in size





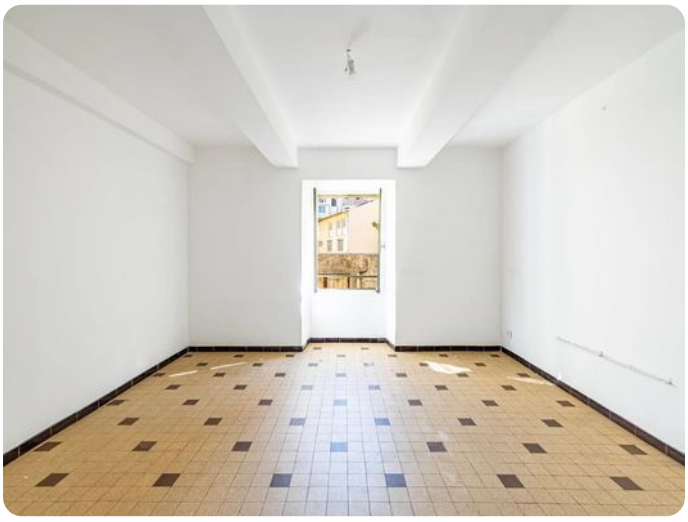
# 4 rooms in Port

**€360,000**

Port · 4 rooms · 68 m² in size













# 4 rooms in Port

**€360,000**

Port · 4 rooms · 68 m² in size

