6 rooms in Port

€475,000

Port · 6 rooms · 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.

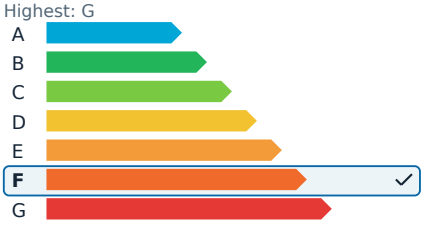
The apartment features a welcoming entrance, a large living area, four bedrooms, an independent kitchen, a bathroom, two separate toilets, and a balcony. Additionally, a cellar is included with the property.

Key details

Surface area	**117 m²**
Rooms	**6**
Floor	**1st**
Lift	**Yes**
Annual charges	**€4,400 /yr**

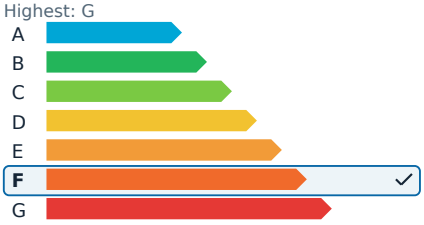
DPE (Energy) **F**

Lowest: A
Highest: G



GES (Emissions) **F**

Lowest: A
Highest: G



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.

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