

One-bedroom apartment in Port

€250,000

Port · 1 bedroom · 31 m² in size



Description

Just steps away from the vibrant port and the lively Place du Pin, this charming two-room apartment offers approximately 32 square meters of living space on the ground floor of a traditional Niçois building. Fully renovated, the property features a welcoming living area with a discreetly equipped kitchen, a bathroom with a toilet, and a bedroom with storage that opens onto a small south-facing balcony. The apartment is equipped with air conditioning, ensuring comfort throughout the year.

The location is ideal, with shops and public transportation, including tram lines 1 and 2, in close proximity. This property is perfect for investment or as a pied-à-terre, with short-term rentals permitted. A visit is highly recommended to appreciate its full potential.

The property is part of a co-ownership with annual charges of 180€. There are no ongoing legal proceedings to our knowledge. The energy efficiency rating is D (201) for primary energy consumption and B (7) for greenhouse gas emissions. Agency fees are the responsibility of the seller.

Key details

Surface area	31 m ²
Bedrooms	1
Floor	Ground
Lift	No
Outside space	No

DPE (Energy)

D

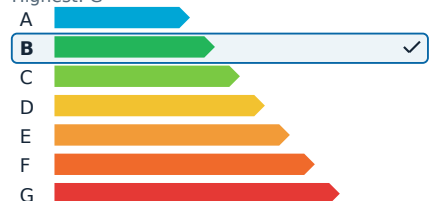
Lowest: A
Highest: G



GES (Emissions)

B

Lowest: A
Highest: G



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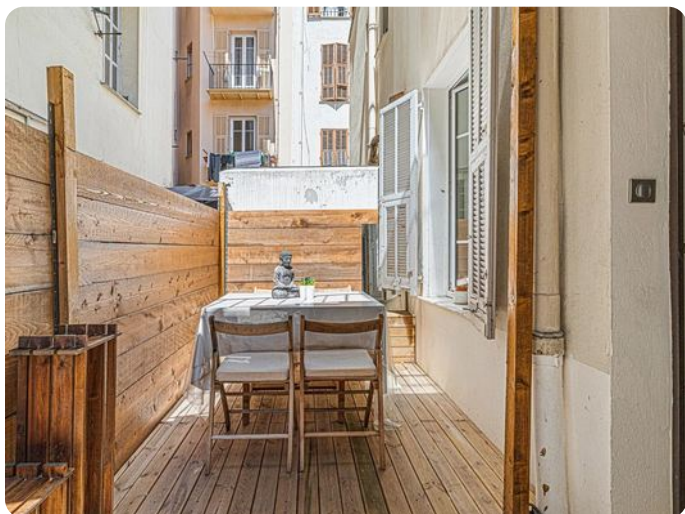
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