

# One-bedroom apartment in Port

€235,000

Port · 1 bedroom · 29 m<sup>2</sup> in size



## Description

This charming studio apartment offers a cozy sleeping area within its 28 m<sup>2</sup> space, just steps away from the vibrant port of Nice and the lively Place du Pin. Situated on the third floor with the convenience of an elevator, the apartment is in excellent condition and comes fully furnished. Its bright interior and prime location make it an attractive option for those seeking a rental investment with potential seasonal income or a personal retreat on the beautiful Côte d'Azur.

The property is part of a co-ownership consisting of 33 lots, with no ongoing legal proceedings. The energy efficiency rating is classified as D, with a climate class of B. The estimated annual energy expenditure for standard use ranges between €597 and €807, including subscriptions, for the years 2021 to 2023. Agency fees are payable by the seller.

## Key details

|               |                   |
|---------------|-------------------|
| Surface area  | 29 m <sup>2</sup> |
| Bedrooms      | 1                 |
| Floor         | 3rd               |
| Lift          | Yes               |
| Outside space | No                |

## DPE (Energy)

D

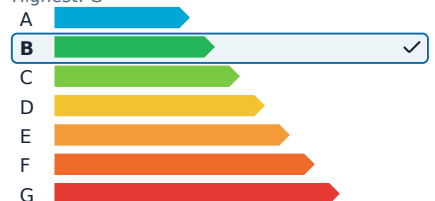
Lowest: A  
Highest: G



## GES (Emissions)

B

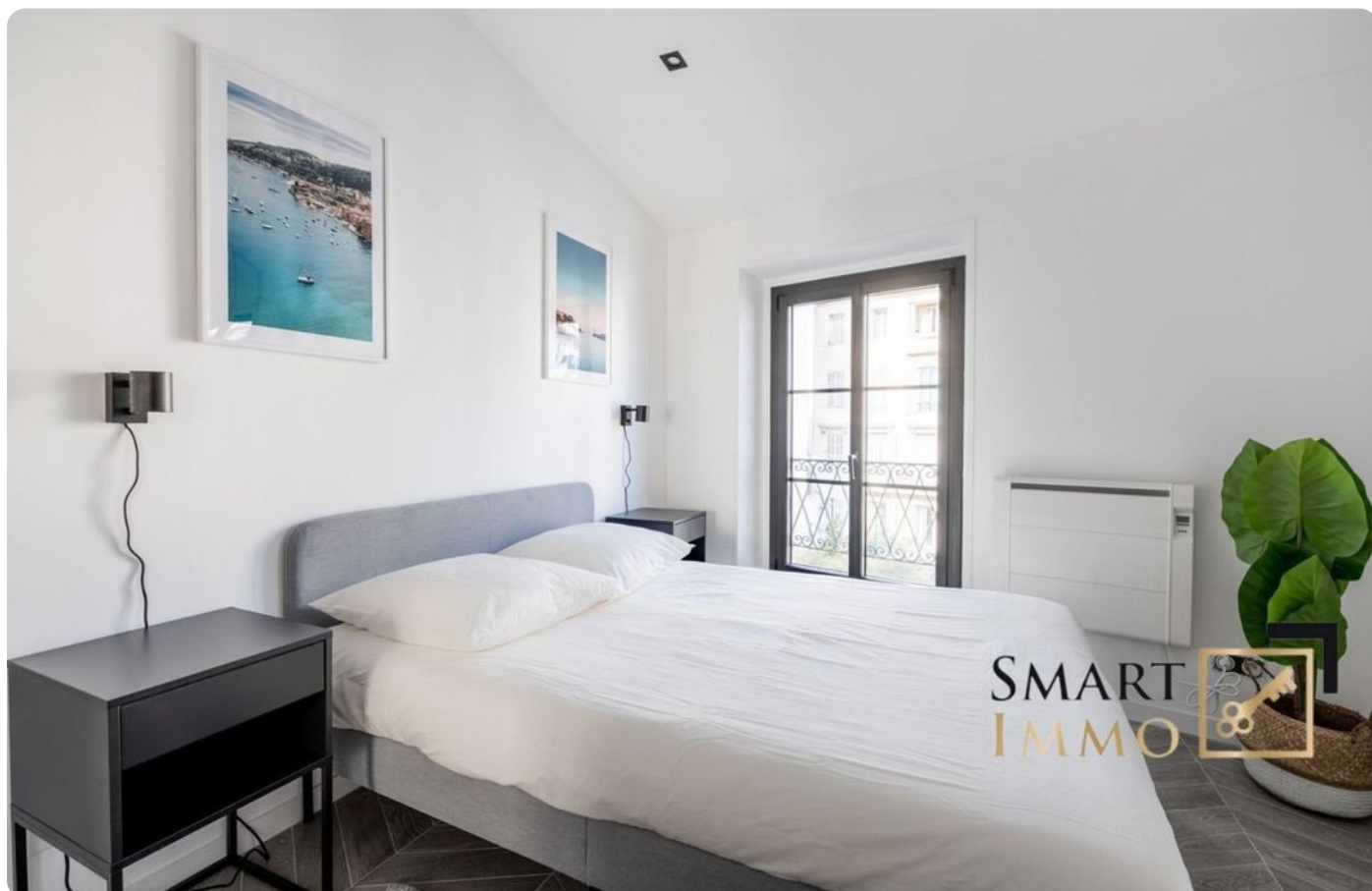
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