

Two-bedroom apartment in Port

€399,000

Port · 2 bedrooms · 64 m² in size



Description

Discover a superb 3-room apartment in one of the most desirable areas of Nice, just steps from Place du Pin with its array of shops and convenient tramway access. This 65 m² apartment is situated on the first floor of a recently renovated building and benefits from an East-West orientation.

The apartment has been meticulously renovated and features an entrance with storage, a bright living room, two bedrooms with built-in cupboards, a fully equipped kitchen, and a shower room with a WC. A balcony offers a peaceful view of the interior courtyard. Sold fully furnished, this property is ideal as a main residence, a pied-à-terre, or a rental investment with seasonal rental permitted.

Energy Class: C.

Annual charges amount to €1,188.

The building comprises 21 main lots.

Estimated annual energy expenditure for standard use is between €620 and €880, based on 2023 energy prices.

Agency fees are covered by the seller.

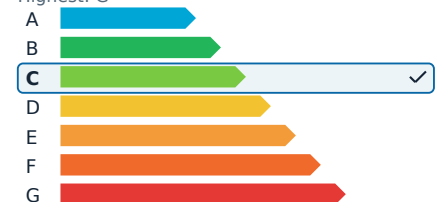
Key details

Surface area	64 m²
Bedrooms	2
Floor	1st
Lift	No
Outside space	Balcony
Monthly charges	€96 /mo

DPE (Energy)

C

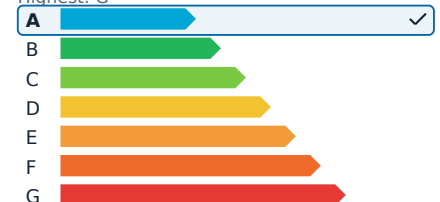
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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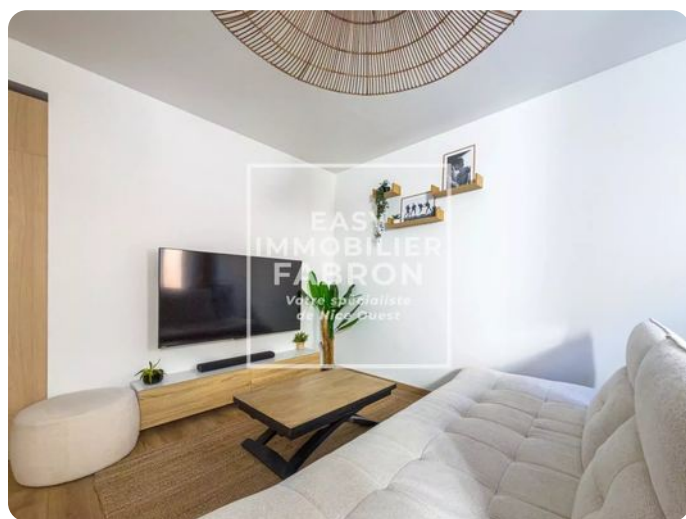
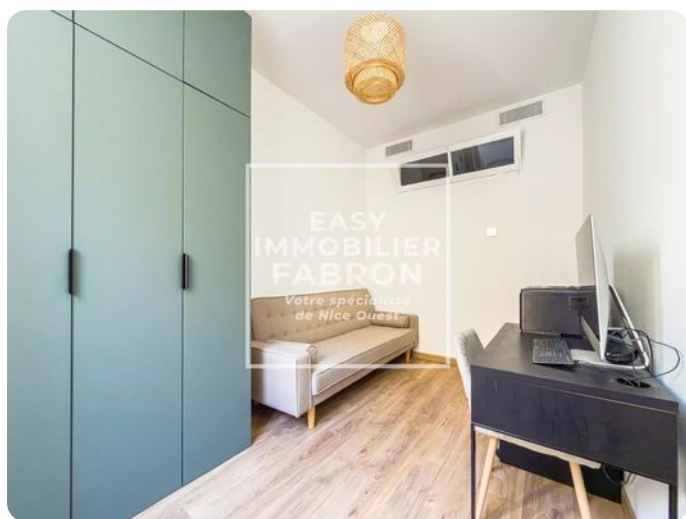
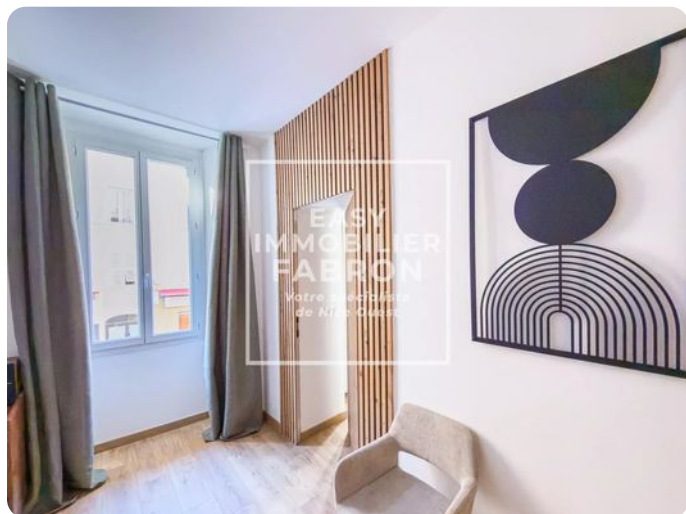
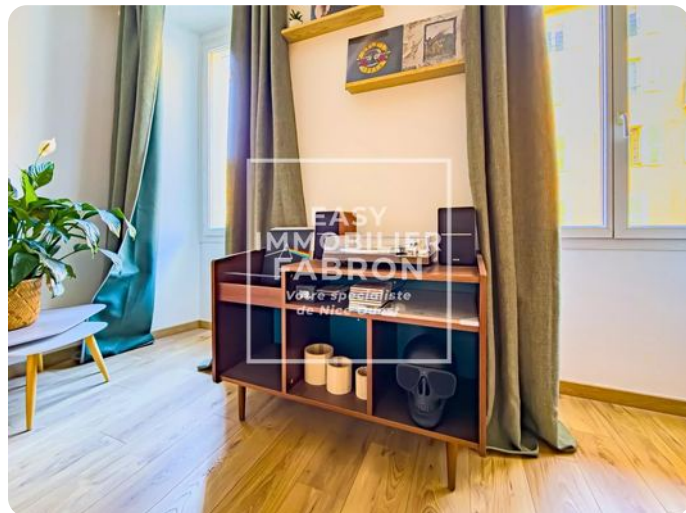
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