Two-bedroom apartment in Port

€650,000

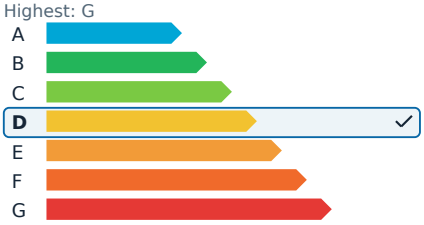
Port · 2 bedrooms · 59 m² in size

Key details

Surface area	**59 m²**
Bedrooms	**2**
Floor	**3rd**
Lift	**No**
Outside space	**Balcony**
Monthly charges	**€150 /mo**

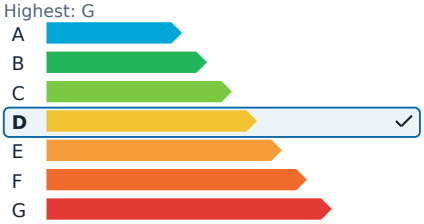
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

Just steps away from the Port of Nice, in one of the city's most sought-after areas, this charming three-room apartment offers over 59 square meters of living space. Situated on the third floor of a beautiful Niçois building without an elevator, the apartment is in perfect condition and is notable for its brightness and prime location. The living area is bright and features a fitted kitchen, opening onto a 3.3 square meter east-facing balcony with lovely views of the sea and port. The apartment includes two bedrooms and a bathroom equipped with a shower, bathtub, and toilet. With windows on both sides, the property also benefits from a reversible air conditioning system.

Conveniently located near shops, schools, and public transport, including tram lines 1, 2, and 3 as well as bus routes, this address offers easy access to the Promenade des Anglais and the Colline du Château. This apartment is full of charm and situated in a highly desirable location, providing a privileged lifestyle between the Port, the sea, and the heart of Nice. It is a rare find in the market.

Estimated annual energy expenses for standard use range between €1206 and €1632, indexed to the years 2021, 2022, and 2023, including subscriptions.

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