

Three-bedroom apartment in Port

€865,000

Port · 3 bedrooms · 127 m² in size



Description

In the heart of the highly sought-after Port of Nice district, just steps from the iconic Place du Pin, lies an exceptional property where refinement, history, and light elegantly come together. This rare 127 m² apartment is housed in a historic building with an elevator, famously accommodating Napoleon Bonaparte from March 27 to December 22, 1794. It offers a unique residential experience that blends contemporary features with architectural heritage.

Perched on a high floor, this exceptional living space boasts a full South/West exposure and absolute tranquility, opening onto a private green oasis — an extremely rare privilege in this coveted area. Upon entering, the impressive volumes captivate the eye. A spectacular 55 m² reception area, flooded with natural light, has been meticulously designed to enhance the space and flow. The sleek, open-plan kitchen integrates seamlessly into this area, perfect for socializing and entertaining.

The soul of the place is expressed through its remarkably preserved original frescoes, true suspended works of art, and its functional fireplaces with individual chimneys, creating a warm and intimate atmosphere year-round. The separate sleeping area is designed as a true haven: three generously sized bedrooms, two of which are suites opening onto the greenery in absolute calm, an elegant bathroom with a toilet, a private shower room as a natural extension of the sleeping area, an independent toilet, and a very practical laundry corner.

Every element of this property has been crafted to offer a rare quality of life, where light, silence, and elegance form a perfect balance. This is a rare find for discerning clients seeking a unique lifestyle in the heart of Nice. A cellar completes this exceptionally rare offering.

The risks to which this property is exposed are available on the Géorisques website: georisques.gouv.fr

Key details

Surface area	127 m²
Bedrooms	3
Floor	2nd
Lift	Yes
Outside space	No

DPE (Energy)

D

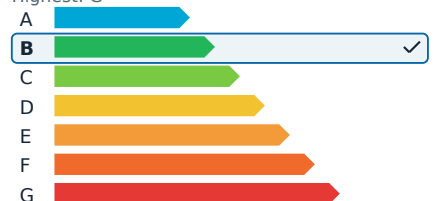
Lowest: A
Highest: G



GES (Emissions)

B

Lowest: A
Highest: G



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