Three-bedroom apartment in Port

€1,200,000

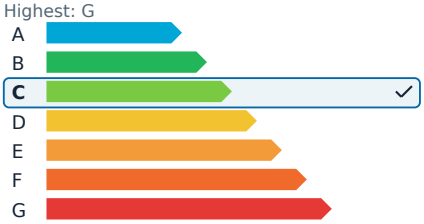
Port · 3 bedrooms · 136 m² in size

Key details

Surface area	**136 m²**
Bedrooms	**3**
Floor	**2nd**
Lift	**Yes**
Outside space	**Balcony**

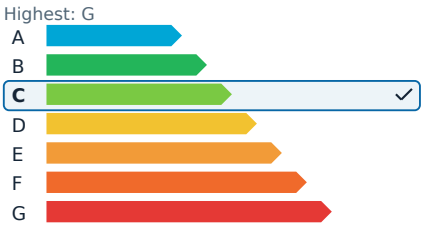
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

This beautifully renovated apartment offers a generous 136.81 square meters of living space, ideally positioned just 30 meters from the Port of Nice on Rue Emmanuel-Philibert. Located on the second floor of a well-maintained historic building, the apartment is notable for its spaciousness, abundant natural light, and high-quality finishes.

Upon entering, you are greeted by a large foyer with a closet that leads to an elegant living room exceeding 38 square meters. The independent kitchen, nearly 16 square meters, is complemented by a laundry room. The sleeping area includes three bedrooms, with the master bedroom measuring over 18 square meters, a dressing room, a bathroom with a toilet, an additional shower room, and a separate toilet.

A mezzanine area of over 7 square meters on the floor provides additional space that can be adapted as an office, reading nook, or storage area. The apartment also features three balconies, offering a delightful urban view and proximity to the port.

A 14.90 square meter garage, located just a few meters away on a neighboring street, adds to the property's appeal. The location is exceptional, with the Port, Place du Pin, shops, restaurants, schools, and public transport all within walking distance. The tramway offers quick access to Place Garibaldi, the city center, the train station, and the airport.

Additional features include reversible air conditioning, a recent individual boiler, and double glazing. The common areas of the building are clean and well-maintained. The apartment is part of a co-ownership and benefits from a sewage system connection.

Energy efficiency is rated as Class C, with an estimated annual energy cost ranging from €1,130 to €1,610. The agency fees are covered by the seller.

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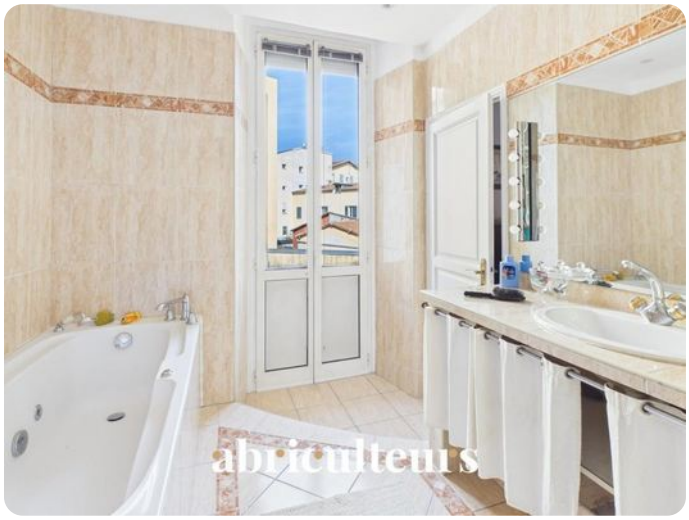
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