Three-bedroom apartment in Port

€1,200,000

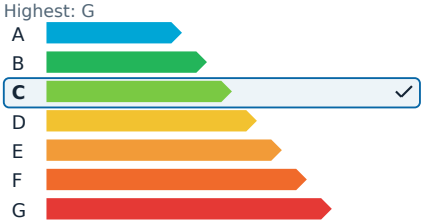
Port · 3 bedrooms · 136 m² in size

Key details

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

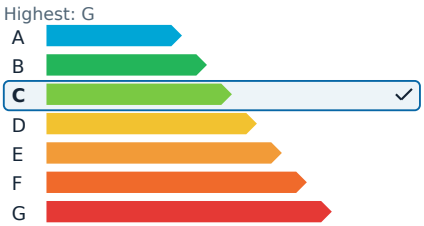
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

This beautifully renovated apartment offers a generous 136.81 m² of living space, perfectly situated on rue Emmanuel-Philibert in Nice, just 30 meters from the Port of Nice. Located on the second floor of a well-maintained historic building, the apartment features bright and spacious interiors, highlighted by a large living area of over 38 m² and a separate kitchen of nearly 16 m², complete with a laundry room.

The sleeping quarters include three bedrooms, with the main bedroom spanning over 18 m² and offering a dressing area. There is a full bathroom with a toilet, an additional shower room, and a separate toilet. A mezzanine of over 7 m² provides extra space that can be used as an office, reading nook, or storage area.

With three balconies, residents can enjoy the vibrant urban environment and the proximity to the port. Additionally, a 14.90 m² garage located in a nearby street adds convenience, a rare find in this area.

The location is exceptional, with easy walking access to the Port, Place du Pin, shops, restaurants, schools, and public transport. The tramway offers quick connections to Place Garibaldi, the city center, the train station, and the airport.

The property boasts reversible air conditioning, a recent individual boiler, double glazing, and well-maintained communal areas.

Energy efficiency is rated as Class C, with conventional consumption at 78 kWhEP/m² per year and estimated emissions of 15 kg CO□/m² per year. The estimated annual energy cost ranges from €1,130 to €1,610. The agency fees are covered by the seller.

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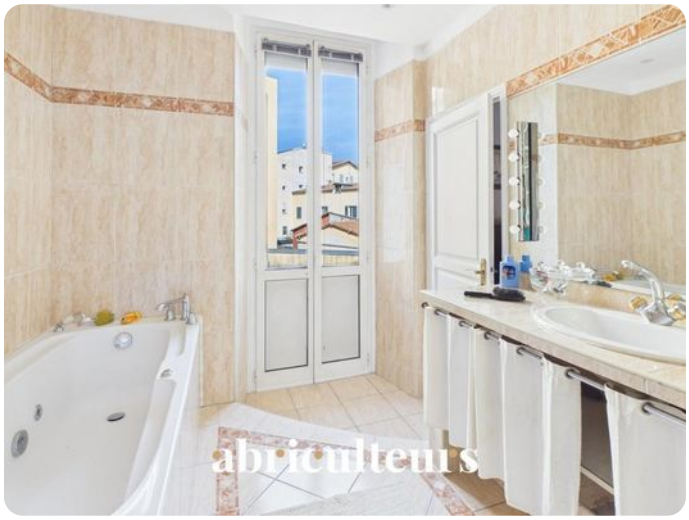
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