

Three-bedroom apartment in Port

€1,200,000

Port · 3 bedrooms · 136 m² in size



abriculteurs

Description

This beautifully renovated apartment offers a spacious 136.81 m² of living space, based on the Carrez law, and is superbly positioned just 30 meters from the bustling Port of Nice. Located on the second floor of a well-maintained historic building, it features generous volumes and abundant natural light. The entrance opens into a spacious living area of over 38 m², complemented by an independent kitchen of nearly 16 m² and a convenient laundry room.

The sleeping quarters include three bedrooms, with the main bedroom exceeding 18 m², a dressing room, a bathroom with a WC, an additional shower room, and a separate WC. A mezzanine, providing an extra 7 m² of floor space, can be utilized as an office, reading nook, or storage area. The apartment also boasts three balconies, perfect for enjoying the vibrant urban environment and the nearby port.

Adding to its appeal, a 14.90 m² garage is located just a few meters away on a neighboring street. The location is truly exceptional, with the Port, Place du Pin, shops, restaurants, schools, and public transport all within walking distance. The tramway provides quick access to Place Garibaldi, the city center, the train station, and the airport.

The apartment is equipped with reversible air conditioning, a recent individual boiler, and double glazing. The common areas are clean and well-maintained, ensuring a pleasant living environment.

Energy efficiency is notable, with a DPE rating of C. Estimated annual energy costs range between €1,130 and €1,610. The property is part of a co-ownership, and the agency fees are covered by the seller.

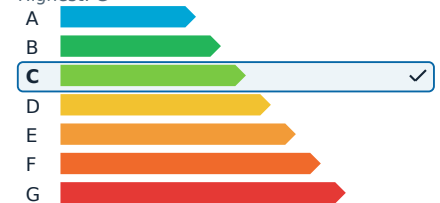
Key details

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

DPE (Energy)

C

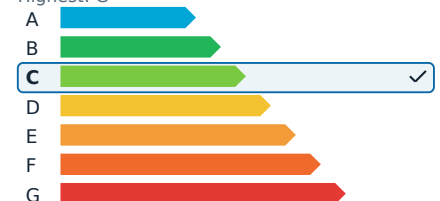
Lowest: A
Highest: G



GES (Emissions)

C

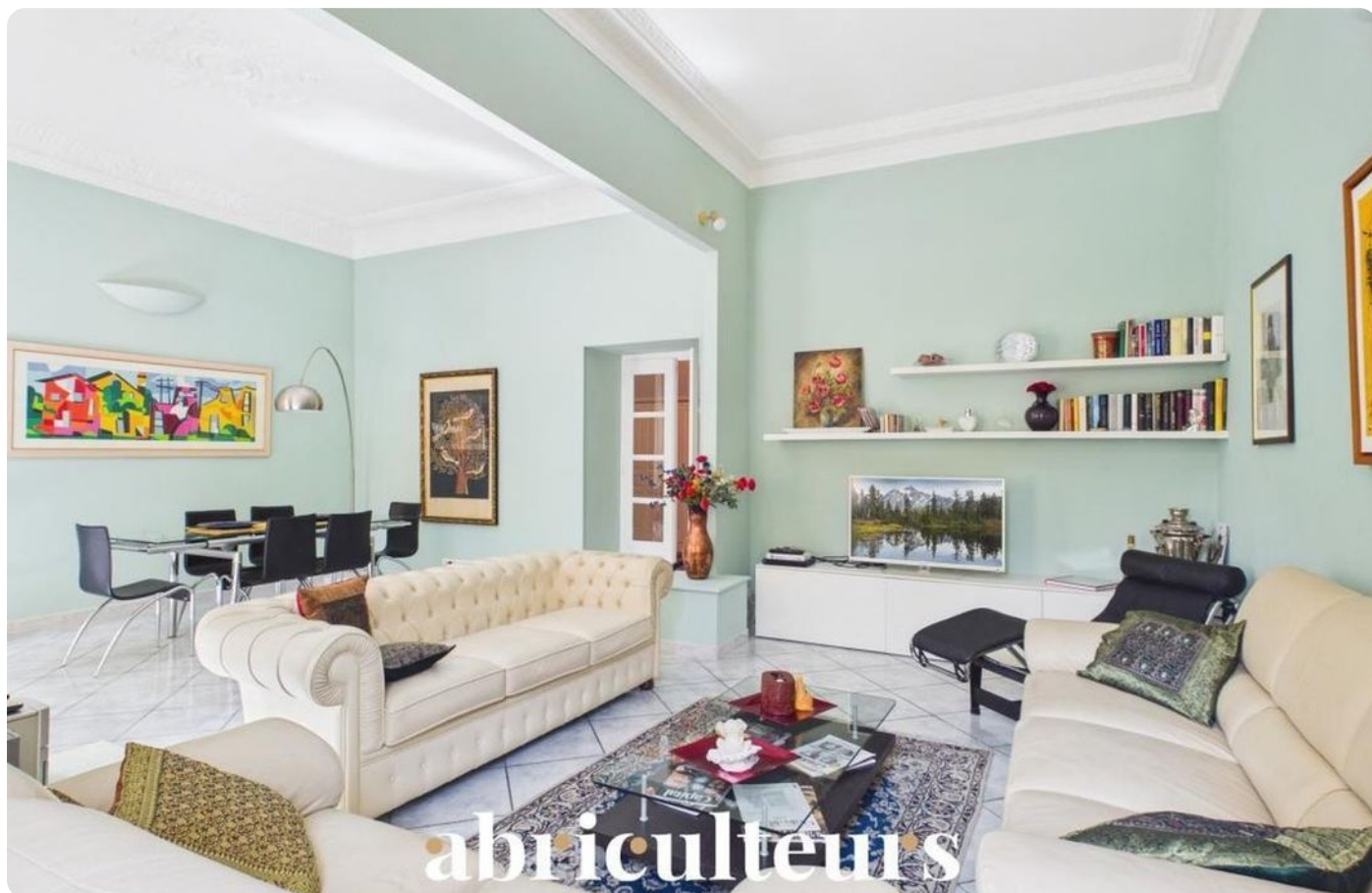
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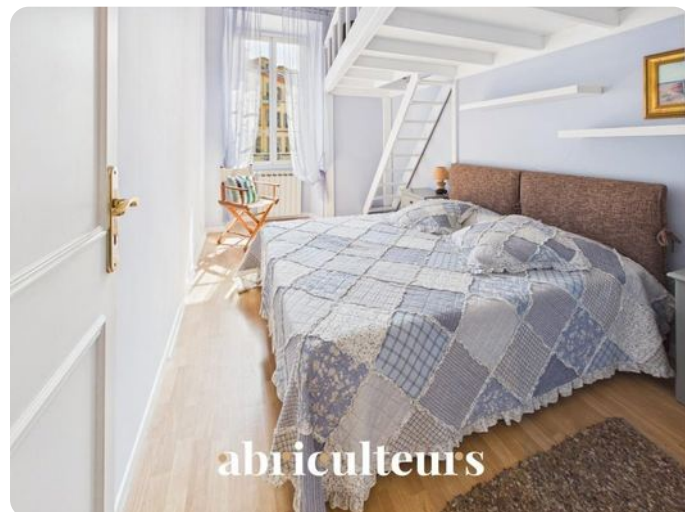
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