

Three-bedroom apartment in Port

€1,200,000

Port · 3 bedrooms · 136 m² in size



Description

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

The apartment welcomes you with a large entrance hall featuring a built-in closet, leading to an elegant living room of over 38 square meters and a separate kitchen of nearly 16 square meters, complete with a laundry room. The sleeping area includes three bedrooms, with a master bedroom exceeding 18 square meters, a dressing room, a bathroom with a toilet, an additional shower room, and a separate toilet.

Adding to the appeal is a mezzanine of over 7 square meters, perfect for a home office, reading nook, or storage space. Three balconies provide ample opportunities to enjoy the urban surroundings and the proximity to the Port.

A 14.90 square meter garage, conveniently located on a nearby street, is included with the property. The location is truly remarkable, 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, double glazing, and well-kept communal areas.

Energy efficiency is rated as Class C, with conventional consumption at 78 kWhEP/m² per year and estimated emissions at 15 kg CO₂/m² per year. The estimated annual energy cost ranges from €1,130 to €1,610. The agency fees are covered by the seller.

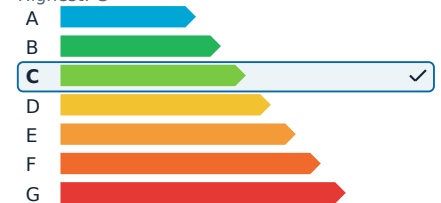
Key details

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

DPE (Energy)

C

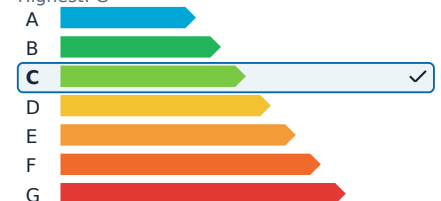
Lowest: A
Highest: G



GES (Emissions)

C

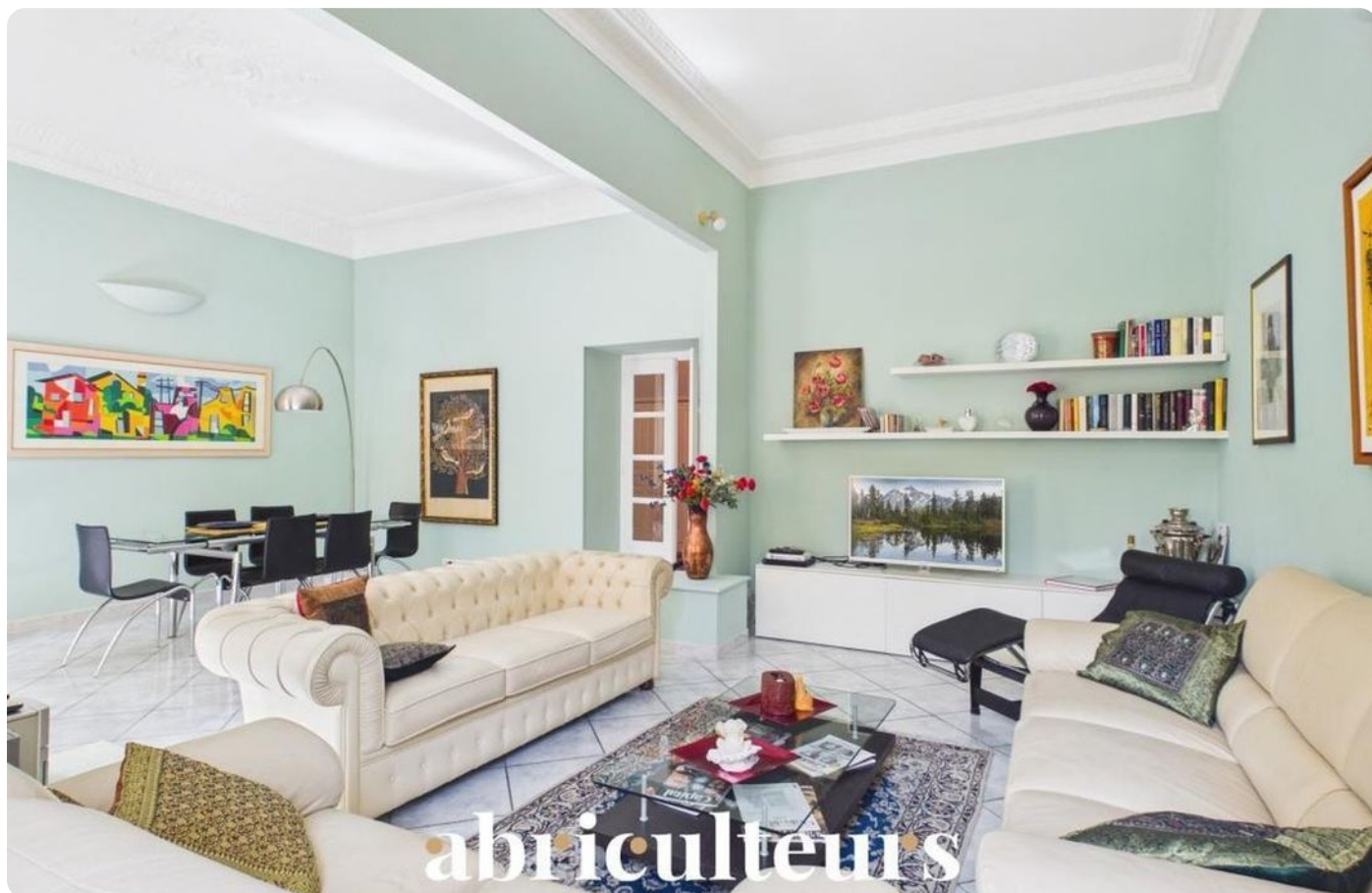
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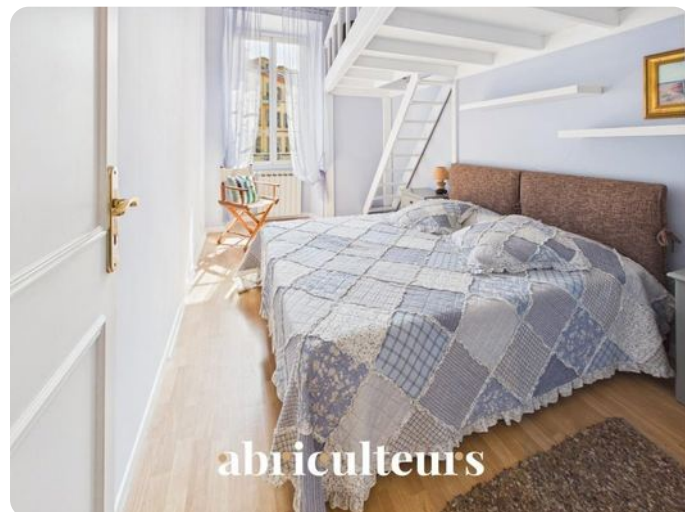
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