Three-bedroom apartment in Port

€1,050,000

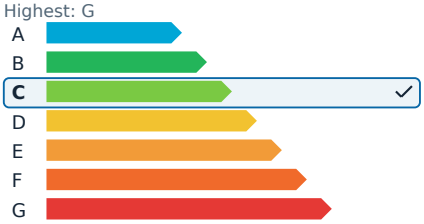
Port · 3 bedrooms · 136 m² in size

Key details

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

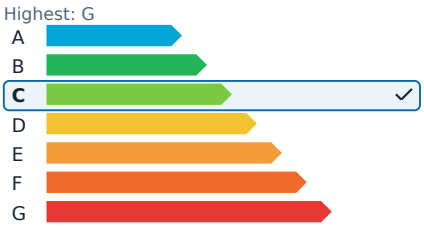
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

This beautifully renovated apartment offers a spacious living area of 136.81 square meters, with a total floor space of 149.85 square meters, situated on the second floor of a well-maintained historic building. Located on Rue Emmanuel-Philibert, it is just 30 meters away from the vibrant Port of Nice. The property features a generous living room of over 38 square meters, a separate kitchen of nearly 16 square meters with an adjoining laundry room, and three bedrooms. The master bedroom is over 18 square meters and includes a dressing area. There is a bathroom with a toilet, an additional shower room, and a separate toilet.

A mezzanine of over 7 square meters provides additional space that can be used as an office, reading nook, or storage area. The apartment is enhanced by three balconies, offering an opportunity to enjoy the urban environment and the close proximity to the port. A closed garage of 14.90 square meters is available for purchase a few meters away on a neighboring street.

This property is in an exceptional location, with easy access to the Port, Place du Pin, shops, restaurants, schools, and public transport. The tramway provides quick connections 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 clean, well-maintained common areas. The apartment is east-west facing, ensuring plenty of natural light throughout the day.

The energy efficiency rating for the apartment is class C, with a conventional consumption of 78 kWhEP/m² per year and estimated emissions of 15 kg CO_2/m² per year. The annual estimated energy cost is between €1,130 and €1,610. The agency fees are covered by the seller.

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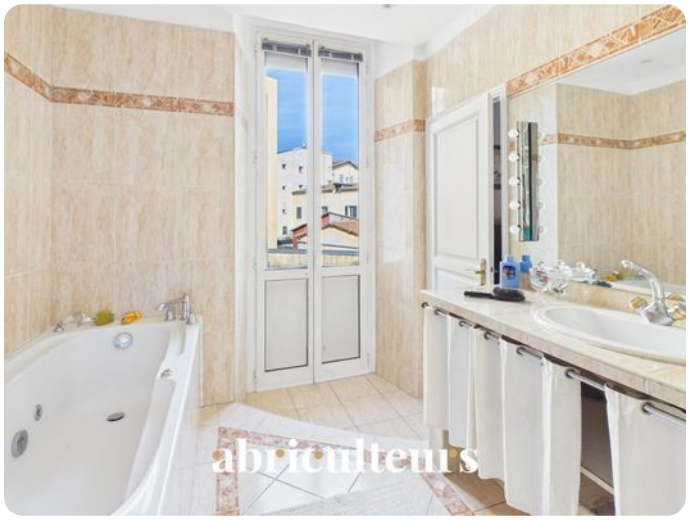
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