

Three-bedroom apartment in Port

€900,000

Port · 3 bedrooms · 129 m² in size



Description

This property offers a unique investment opportunity in the historic Port of Nice, housed in a charming 18th-century building. The apartment spans 80.71 square meters according to Carrez Law and is divided into three duplex housing units.

The first unit is a 2-room apartment with 36.2 square meters of living space (23.01 square meters Carrez Law) that overlooks the picturesque Port of Nice. The second and third units, each a 2-room apartment, offer 47.31 square meters (30.60 Carrez Law) and 37.02 square meters (18.05 Carrez Law) of living space, respectively. Both are situated on the courtyard side, ensuring a peaceful atmosphere.

Each unit is thoughtfully designed with a living room, fitted kitchen,

ground-level shower room with WC, and a sleeping area on the mezzanine. Located on the second floor, the building is equipped with an elevator for convenience. The apartments are fitted with air conditioning and double-glazed windows, making them highly appealing for quick rental. Recent beautification work has resulted in an excellent energy classification of B.

This property is part of a co-ownership that includes 155 lots. The estimated budget share for current expenses is 2,079 euros per year. Agency fees are payable by the seller. The estimated annual energy expenditure for standard use ranges between 630 and 852 euros, based on average energy prices indexed in 2021.

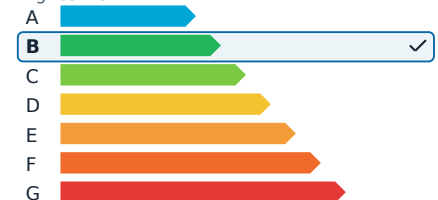
Key details

Surface area	129 m²
Bedrooms	3
Floor	2nd
Lift	Yes
Outside space	No
Monthly charges	€173 /mo

DPE (Energy)

B

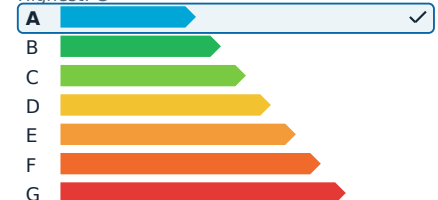
Lowest: A
Highest: G



GES (Emissions)

A

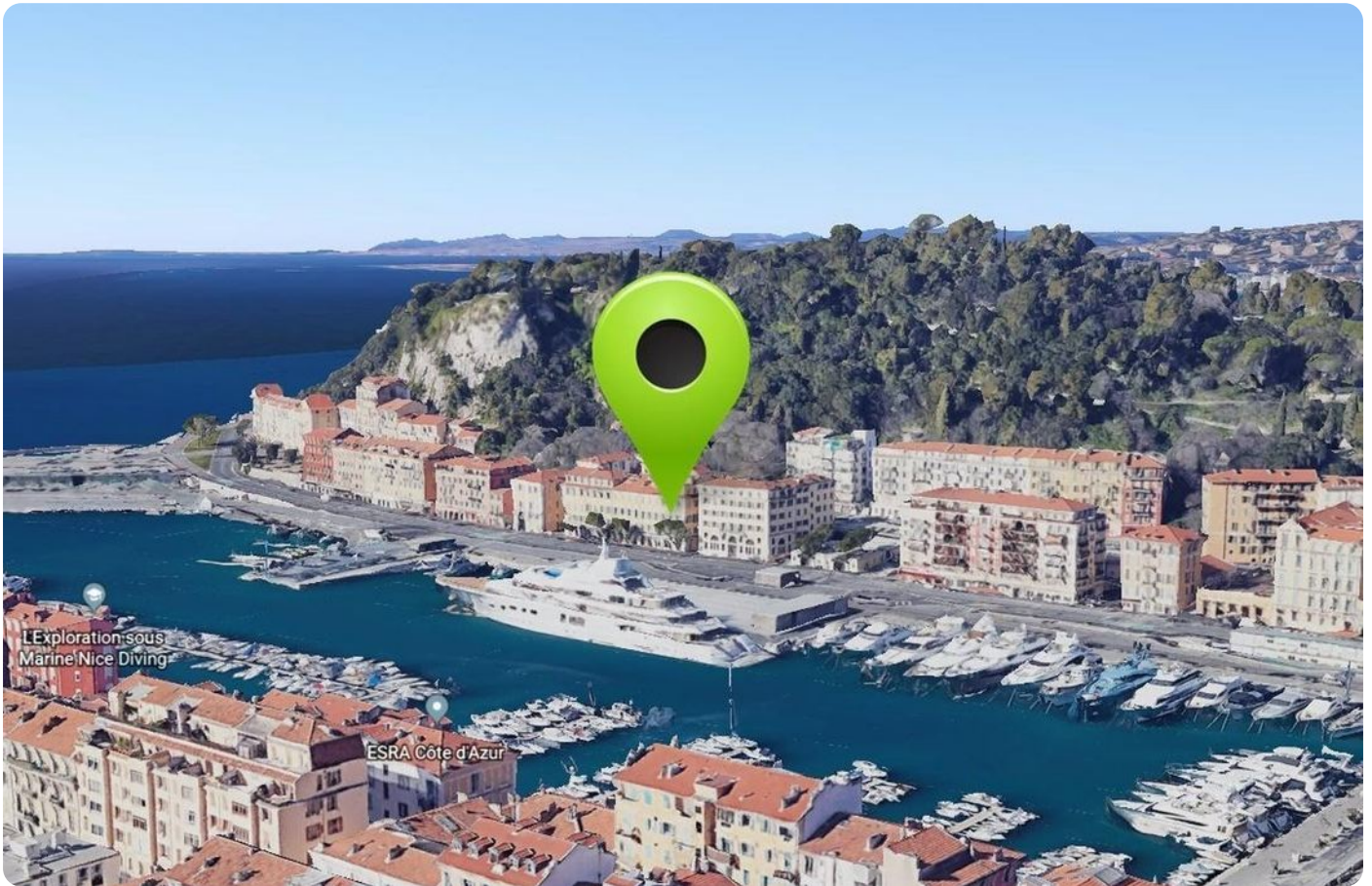
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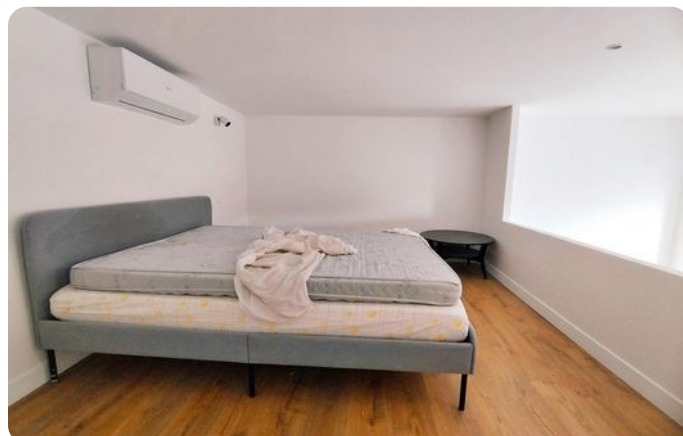
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