

Three-bedroom apartment in Port

€1,050,000

Port · 3 bedrooms · 136 m² in size



Description

This superb, fully renovated apartment offers a generous 136.81 m² of living space and is ideally located on rue Emmanuel-Philibert, just 30 meters from the Port of Nice. Situated on the second floor of a well-maintained historic building, the apartment boasts spacious rooms, abundant natural light, and high-quality finishes.

Upon entering, you are greeted by a large entrance hall with a closet, leading to an elegant living area of over 38 m² and a separate kitchen of nearly 16 m², complete with a laundry room. The sleeping area includes three bedrooms, with the main bedroom exceeding 18 m² and featuring a dressing room. There is also a 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. The apartment also features three balconies, offering a chance to enjoy the urban setting and proximity to the port. Additionally, a closed garage of 14.90 m² is available for purchase a short distance away.

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

Details of note include an energy efficiency rating of Class C, with an estimated annual energy cost between €1,130 and €1,610. The apartment is equipped with reversible air conditioning, a recent individual boiler, and double glazing. The sale price includes agency fees, which are the responsibility of the seller.

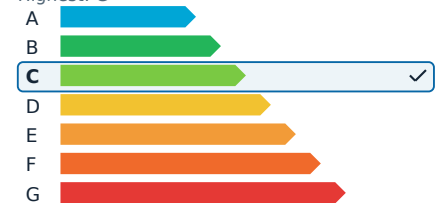
Key details

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

DPE (Energy)

C

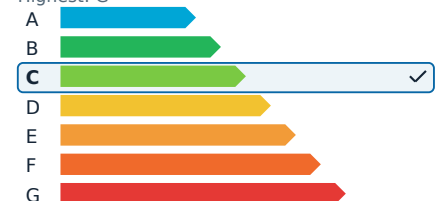
Lowest: A
Highest: G



GES (Emissions)

C

Lowest: A
Highest: G



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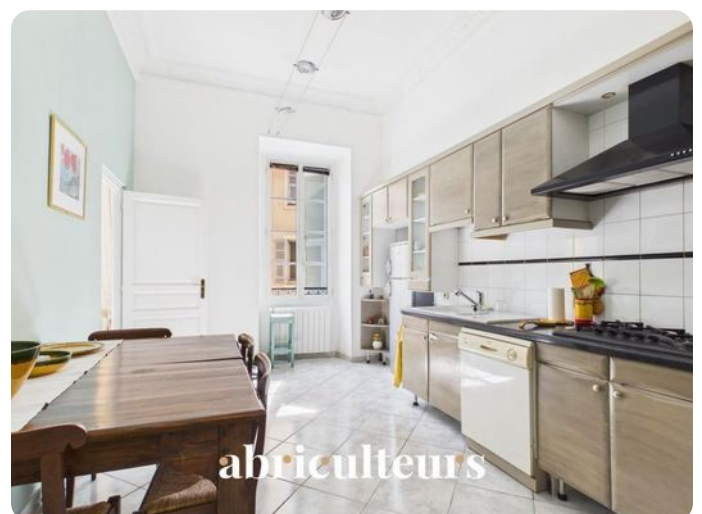
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