

Four-bedroom apartment in Port

€900,000

Port · 4 bedrooms · 108 m² in size



Description

In the heart of Nice's sought-after Port district, right on Place Garibaldi, this charming 109m² four-room apartment offers an enviable lifestyle. The location is exceptional, with the tramway running directly through the square to and from the airport. Just a two-minute walk from the Port of Nice, a minute from Place du Pin, and a minute from the historic Vieux Nice, this property is perfectly situated for those who wish to enjoy the vibrant city life.

The apartment features a spacious living area with a separate kitchen that can be fully opened to the living room, creating a versatile space. Both the living room and the kitchen, along with a master suite, open onto a continuous 12.30 m² balcony. Positioned to overlook the courtyard, the apartment offers absolute tranquility amidst the bustling Place Garibaldi. In addition to the master suite,

there are two more bedrooms, making it ideal for families. The apartment is fully air-conditioned and equipped with double glazing in every room, ensuring comfort and energy efficiency.

There are two bathrooms and two toilets, providing ample facilities for residents. The property is conveniently located near shops, schools, transport links, and the sea, making it perfect for families seeking a dynamic urban lifestyle with the peace and comfort of a carefully renovated interior. The property falls within the catchment area of Lycée MASSENA. Additional amenities include a garage available for purchase and a parking space for rent, as well as the bonus of an included attic space.

Energy Efficiency Rating: B

Monthly Management Cost: €186

Agency Fees: Paid by the buyer

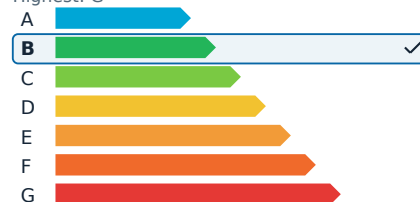
Key details

Surface area	108 m²
Bedrooms	4
Floor	3rd
Lift	No
Outside space	Balcony
Monthly charges	€186 /mo

DPE (Energy)

B

Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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