Four-bedroom apartment in Port

€970,000

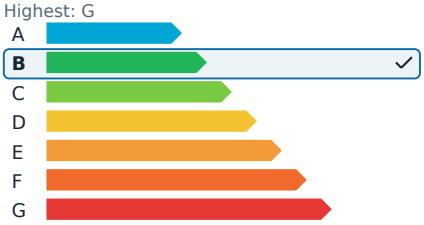
Port · 4 bedrooms · 108 m² in size

Key details

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

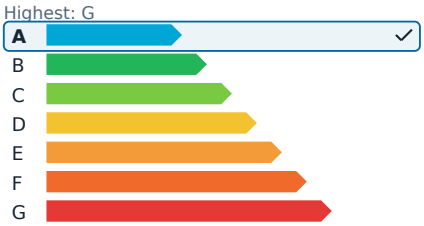
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of the sought-after Port of Nice district, directly on Place Garibaldi, lies a charming 4-room apartment spanning 109 square meters. This property boasts an enviable location, with the tramway right on the square, just a 2-minute walk to the Port of Nice, a minute from Place du Pin, and a minute from the Old Town of Nice.

The apartment features a spacious living area with a separate kitchen that can be fully opened to the living room. The living room, kitchen, hallway, and a master suite open onto a continuous balcony of 12.30 square meters. Overlooking a courtyard, the apartment offers a serene escape amidst the bustling Place Garibaldi, ensuring tranquility with minimal overlooking.

In addition to the master suite, there are two other bedrooms. The apartment is fully air-conditioned and equipped with double glazing throughout. It includes two bathrooms and two toilets. Proximity to shops, transport, and the sea makes this property ideal for families seeking a vibrant city life while enjoying the peace and comfort of a carefully renovated interior.

A garage is included in the sale price, and a parking space is available for rent. As a bonus, the apartment comes with a loft currently set up as a fourth bedroom, which can also serve as an office or a large storage area.

Energy Efficiency Rating: B
Monthly Management Costs: €186
Property Tax: €1,560 per year

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