Four-bedroom apartment in Port

€1,395,000

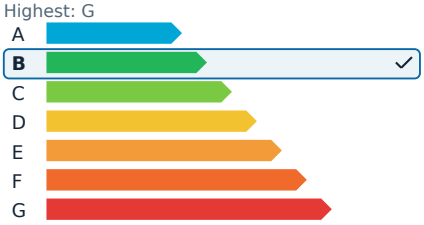
Port · 4 bedrooms · 175 m² in size

Key details

Surface area	**175 m²**
Bedrooms	**4**
Floor	**4th**
Lift	**No**
Outside space	**Balcony**
Monthly charges	**€168 /mo**

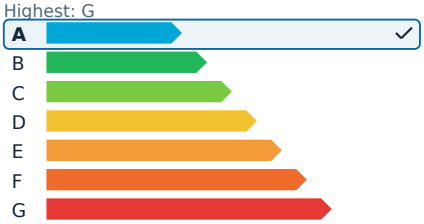
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of Nice le Port, this elegant top-floor apartment offers a luxurious living experience in a well-maintained building with an elevator. The property is exceptionally bright, benefiting from a triple exposure. It features a spacious entrance with storage and exposed stonework, leading to a large rotunda living room with an open kitchen and balcony access, as well as a separate lounge. The sleeping area includes four comfortable bedrooms, three of which are en suite with their own bathrooms. Quality finishes are evident throughout, with generous spaces, high ceilings, and parquet flooring in every room, complemented by integrated reversible air conditioning.

The location is highly sought after, with the vibrant Port area offering immediate access to shops, restaurants, and public transport. Place Garibaldi and the old town are just a short distance away, making this property ideal as a primary or secondary residence. The estimated annual energy costs for standard usage range from €1,193 to €1,615, including subscriptions, based on indices from 2021 to 2023.

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