

Four-bedroom apartment in Port

€1,350,000

Port · 4 bedrooms · 181 m² in size



Description

In the heart of Nice's Port, this elegant top-floor apartment offers a generous 181 m² of living space, complemented by over 40 m² of terraces. Enjoy complete tranquility and unobstructed views in this exclusive setting. Upon entering, the spaciousness and high ceilings immediately capture attention. The living room, flooded with natural light through large glass doors, opens directly onto the terrace. A large, separate kitchen, equipped with an adjacent laundry area, also provides access to this expansive outdoor space. The night area features a master suite exceeding 20 m², complete with a bathroom and WC, and direct terrace access. Three additional bedrooms include a bright room and one currently serving as a library. A bathroom and separate WC complete the layout. While the apartment boasts generous spaces and excellent lighting, it requires some refurbishment and modernization, offering the opportunity to

tailor it to your tastes. A garage and a large cellar add to the appeal of this rare property, notable for its size, outdoor areas, and prime location in the Port of Nice.

The agency fees are covered by the seller. The co-ownership comprises three lots, with no ongoing legal proceedings. Annual management charges are estimated at €5,400. The energy performance diagnostics were conducted on September 29, 2022, with a DPE score of 77 kWhEP/m²/year and a GES score of 2 kgCO₂/m²/year. Estimated annual energy costs range between €530 and €718, based on 2021 energy prices, including subscriptions.

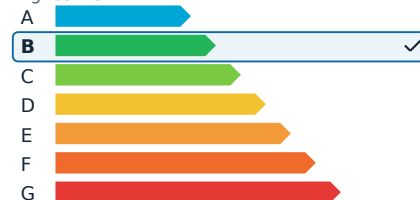
Key details

Surface area	181 m ²
Bedrooms	4
Floor	6th
Lift	No
Outside space	Terrace
Monthly charges	€450 /mo

DPE (Energy)

B

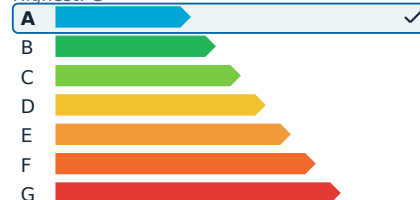
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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