

Nice Le Port – 3-Room Apartment with Terrace & City Views

For sale France

590 000 €

Nice Le Port – Bright 3-room apartment of 83 m² on a high floor of a well-maintained residence. Featuring 2 bedrooms, living room, large kitchen, bathroom, guest toilet, terrace and balcony, cave, and optional underground parking. East-West exposure with open city views. Ideal central location.

Type	For sale	Total area	87.50 sqm
Product type	Apartment	Living area	83 sqm
Number of rooms	3	Terrace area	4.50 sqm
City	Nice	Bedrooms	2
Country	France	Parkings	1
Floor	5	Cellars	1
Condition	To refresh	View	Clear, City
Exposure	East, West	In collaboration with	SAS RIVIERA PROPERTIES

Nice Le Port - Located on a high floor in a well-maintained residence, this 3-room apartment of 83 m² is bright and airy, with East-West exposure. The apartment includes an entrance with closet, a living room opening onto a small terrace, a large kitchen, two spacious bedrooms (one with closet), a bathroom, and a separate toilet. A balcony complements the terrace, offering open city views. A cave is included, and an underground parking space can be acquired separately. The residence is close to all amenities, the tramway, and a short walk to the Port of Nice. Features include air conditioning, double glazing, aluminum windows, elevator, intercom, digicode, exterior lighting, and security door. A central and versatile apartment with great potential.

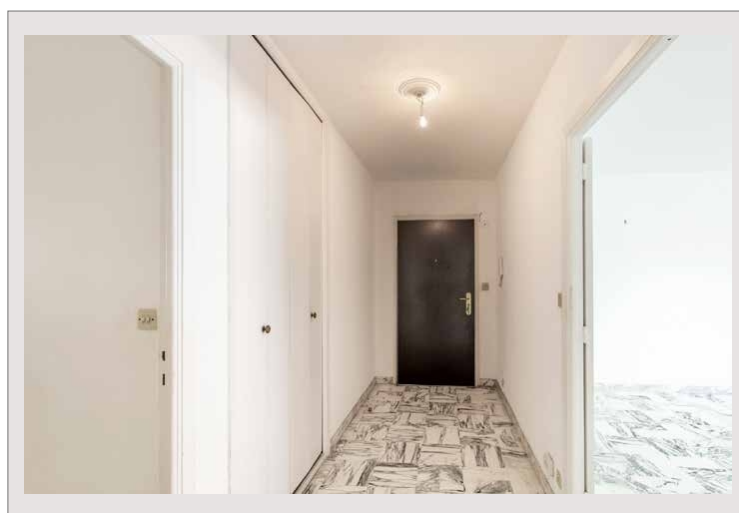
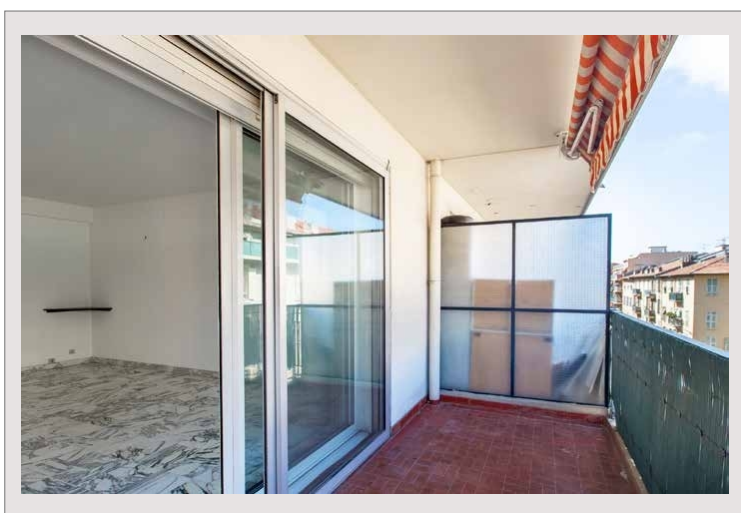
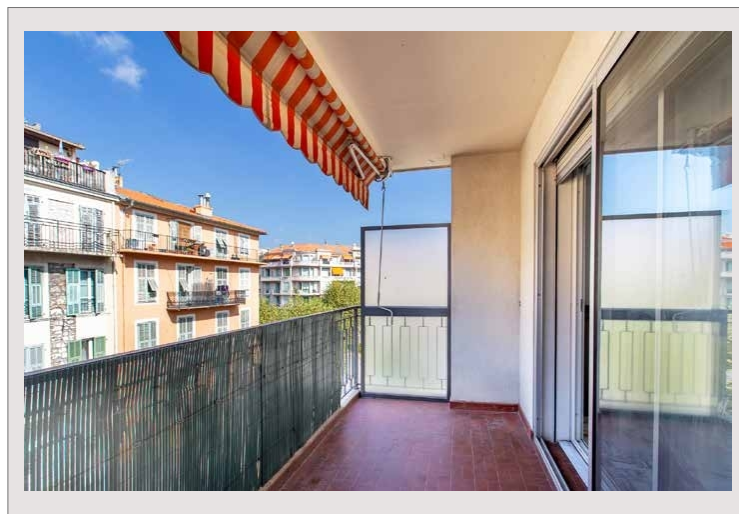
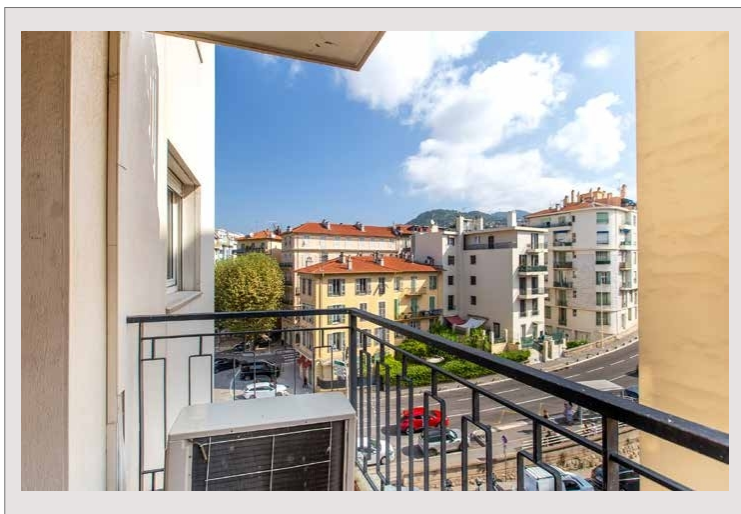
Key Features:

- 3 rooms / 2 bedrooms
- Entrance with closet
- Living room with terrace access
- Large kitchen
- 2 bedrooms (1 with closet)
- Bathroom + separate WC
- Cave included
- Optional underground parking
- East-West exposure with open city views
- 5th-floor apartment
- Amenities: air conditioning, double glazing, aluminum windows, elevator, intercom, digicode, exterior lighting, security door

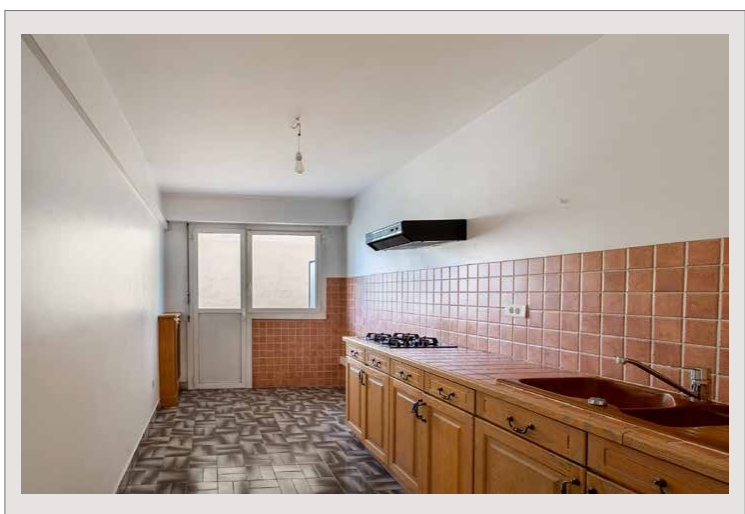
4. Legal Information

- **Agency fees:** 5% included, payable by the seller
- **Property tax:** €1,783

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