



2 rooms with private garden - Port de Nice, Belle Époque

For sale 337 481 €

<i>Product type</i> Apartment	<i>City</i> Nice	<i>Country</i> France	<i>Living area</i> 34,40 m²
<i>Bedroom</i> 1	<i>Bathroom</i> 1	<i>Annual costs</i> 1 032 €	<i>View</i> Unobstructed view
<i>Exposure</i> East	<i>Ref.</i> 86277792		

An exceptional property, almost impossible to find in the Port of Nice! In a completely renovated Belle Époque building, discover this superb 35 m² apartment with its private 25 m² garden - a rare luxury in this sought-after district.

This apartment enjoys a unique location in the heart of the Port of Nice, in a lively and sought-after setting. It offers the rare luxury of a 25 m² private garden, ideal for outdoor dining or relaxing in the sun.

Old-world charm has been carefully preserved, with oak parquet flooring and wrought-iron balconies adding elegance and authenticity. The living space comprises a bedroom with en-suite shower room and a bright living room with open kitchen, designed to combine comfort and conviviality.

Here, you'll experience the best of the Port of Nice, with shops, restaurants and the sea at your feet.

A rare and prestigious property, ideal as a pied-à-terre or investment, impossible to pass up!

Not subject to ECD. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr. Total number of lots: 49 - Main lots (residential/retail/office): 49. No legal



proceedings in progress. Ref. PE00323

