

SALE APARTMENT - NICE LE PORT - NICE-LE PORT, SALE 2 ROOM FLAT



**Price : €345,000**

Notary fees and land registration taxes excluded

Vendor fees: €15,000

Price without fees: €330,000

Ref : 6226

## Description

Port of Nice, fully renovated flat, ideally located, close to the tram, the sea and the shops.

It is a 2 room apartment of 50m<sup>2</sup> (48m<sup>2</sup> Carrez law).

It consists of an entrance with cupboard, a living room of 30m<sup>2</sup> with a fully equipped kitchen, shower room and toilet, bedroom.

Air conditioning, double glazing, lift.

Surface : 48m<sup>2</sup>

Floor : 2nd

Rooms : 2

Exposure : East

Bedrooms : 0

View : Hills

DPE : 191 kWh/m<sup>2</sup>.an

GES : 6 kg CO<sub>2</sub>/m<sup>2</sup>.an

## Equipment

Air-conditioning

Double glazing

Internet

Lift

Optical fiber

## District

### Le Port

Port Lympia is the official name of the port of Nice. This name was given to it as a reference to a source that used to irrigate this aquatic area converted into a port and open to ships as early as 1751. The buildings around the basin, some of which are secular remain remarkable for their style evoking the buildings of the coasts of Liguria. They are also much wanted for the stunning view they offer on the Château hill or the Baie des Anges and Mont Boron on the East.

The ochre and yellow façades, the buildings with porticos, their rich ornamental decorations, the succession of archways on the Place de l'Île de Beauté, the restaurant terraces opening onto the peaceful moorings, here everything is reminiscent of the Italian Riviera and its sweet life. The church Notre-Dame du Port seems to watch over the "pointus", the small fishermen's boats, and the sailboats, grants to this memorial area, which is also the antique dealer's stronghold, a timeless Mediterranean charm.



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## Photos

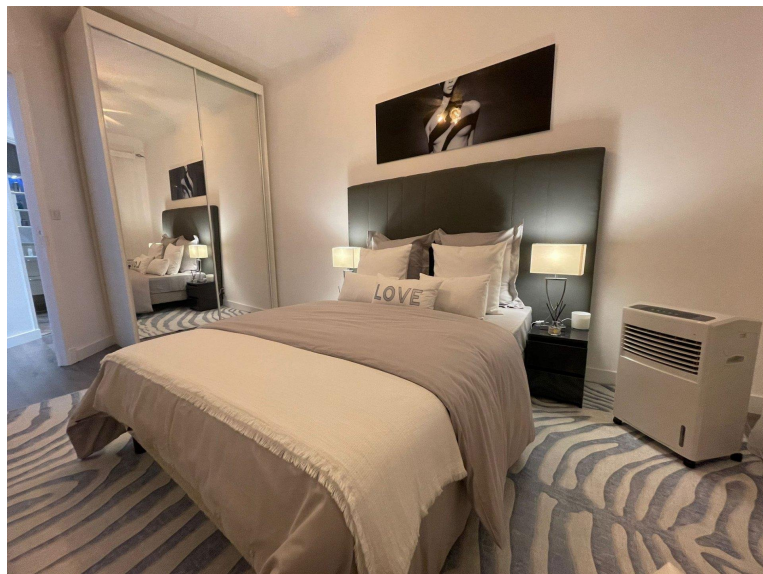


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