

SALE APARTMENT - NICE LE PORT - SALE OF A 5-ROOM APARTMENT AT PORT  
GARIBALDI, NICE



**Price : €1,190,000**

Notary fees and land registration taxes excluded

Vendor fees: €59,500

Price without fees: €1,130,500

Ref : 6334

## Description

Located on Place du Pin, in the heart of the Port district, with its quality cafes, restaurants, and shops.

In a historic building, on the penultimate floor, this 5-room corner apartment is particularly bright, offering a panoramic view of Place du Pin.

Completely renovated, it features spacious rooms and high-end amenities. The large living room, illuminated by four windows, is partially open to a kitchen. It benefits from a high ceiling that gives it all the charm and character of the old. Solid wood flooring in all rooms.

The apartment comprises four bedrooms, three shower rooms, two toilets, and numerous storage spaces.

Surface : 135m<sup>2</sup>

Floor : 4th

Rooms : 5

Exposure : East / South

Bedrooms : 4

Showerrooms : 3

Toilets : 2

DPE : 237 kWh/m<sup>2</sup>.an

GES : 7 kg CO<sub>2</sub>/m<sup>2</sup>.an

## Equipment

Air-conditioning

Double glazing

Lift

## 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

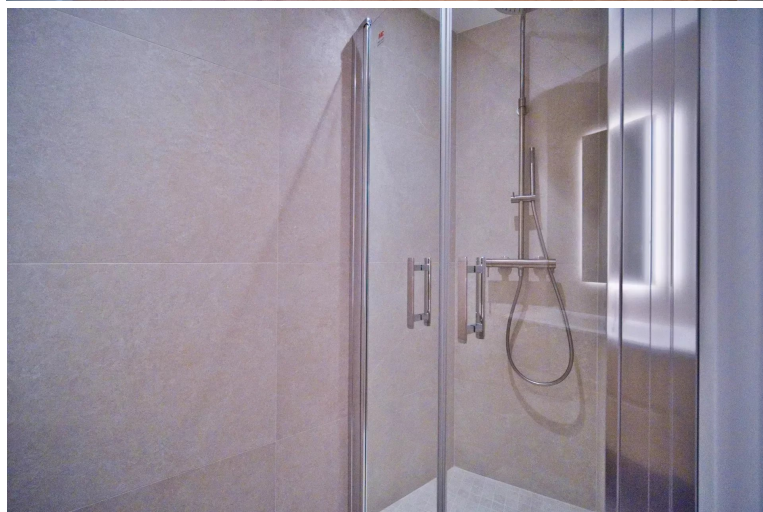
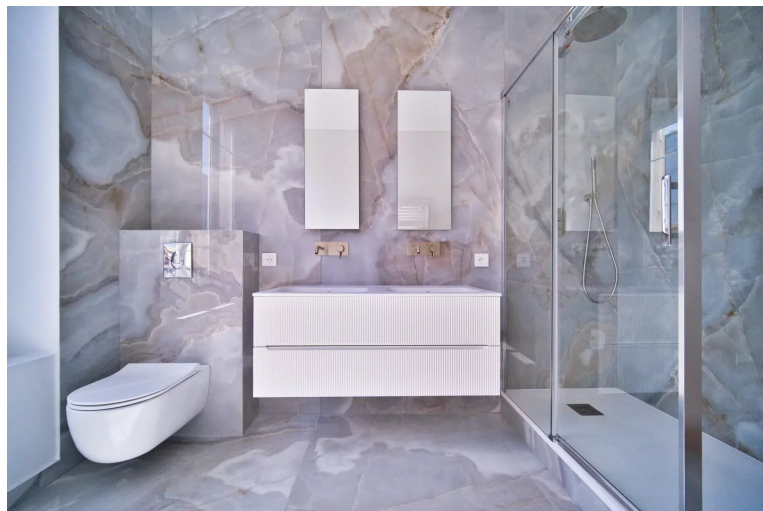


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