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## Luminous 4-room Apartment With Terraces - Nice Port

Nice , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



**€599,000**

inc. of agency fees

3 Beds

82.22 sqm

Located on the fifth and top floor of a building with an elevator, this bright 4-room apartment offers approximately 82 m<sup>2</sup> of...

### At a Glance

**Reference** MFH-  
PROHWNC86002013

**Bed** 3

**Near to** Nice

**Pool** No

**Price** €599,000

**Hab.Space** 82.22 sqm

**Land Tax** N/A

### Property Description

Located on the fifth and top floor of a building with an elevator, this bright 4-room apartment offers approximately 82 m<sup>2</sup> of functional living space.

Upon entering, a hallway leads you to a spacious living room that opens directly onto two terraces: a large southeast-facing terrace of 20 m<sup>2</sup> and an east-facing terrace of about 9 m<sup>2</sup>. These outdoor spaces flood the apartment with natural light and provide an ideal setting to enjoy the Mediterranean sun. Next, you will find a separate, fully equipped kitchen. Air conditioning is installed throughout the apartment, ensuring optimal comfort.

On the night side, you will find three comfortable bedrooms, each with direct access to a terrace. A bathroom and a shower room complete the sleeping area.

The Garibaldi/Port neighborhood is highly sought after and offers many restaurants and shops, while also being close to the sea and the tram that takes you to the airport in 25 minutes.

A garage and a cellar add to the everyday practicality of this charming and well-designed apartment.

### Summary

Property type:	Apartment
Bedrooms:	3
Price	€599,000

### Key Information

Year Built:	1980
Internal Area:	82.22 sqm

**Location: Provence-Alpes-Cote-d'Azur**



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**S. and L. BROWN**



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