



Sunny 2-bedroom apartment close to the Port of Nice

Reference No: 2485

Price Euros: 350,000

Area: Coastal 06

Town: Nice

Department: Alpes Maritimes

Bedrooms: 2

Land Size m2: 0

Habitable space m2: 64

Full Description: Just 100m from the picturesque and atmospheric Port of Nice – fast becoming the coolest part of town - this apartment is in excellent condition having been renovated by its present owners. Being on the 2nd floor and overlooking a cul-de-sac it is quiet ; and facing south it is very light and sunny.

It is in an older 4-storey building with some history : it used to house a metal workshop (now the garage) where the artisan made the splendid iron “Chameleon” decoration over the front door (pictured).

Accommodation :

Entrance hall ; leading to a spacious parquet-floored lounge with French doors out onto the sunny south facing balcony.

2 double bedrooms, both with parquet floor : one with French doors out onto the south facing balcony ; and one facing north.

A newly refurbished fully equipped modern kitchen, with town gas water heater.

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Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

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Shower room and WC.

The balcony is 6m long x 1.5m wide, with a retractable awning.

There is access up to a large loft in the eaves, which could be converted into living space – at least 20m².

1 parking space in the secure off-road garage.

All amenities are within easy walking distance : cafés and restaurants, shops and boutiques, banks, medical services, schools, petrol station, etc. And of course the ferries to Corsica.

10 mins walk to the famous markets on Cours Saleya, in Old Nice: flowers, fruit and vegetables, olives, antiques, art, etc.

Plus its only 5 mins drive up to the Mont Boron park which offers breath-taking panoramic views over the whole of the city of Nice westwards towards Cannes and the Esterel hills ; and eastwards towards Villefranche and Eze. Mont Boron and the Grande Corniche also offer hiking and mountain biking trails, and picnic areas.

Property Features: Balcony, Letting Potential, Old Stone/tile floors, Parquet Floors, Town water, Workshop

Nearby Amenities: Airfield, Beaches, Fitness Center, Forest/Parkland, Golf Course, Local Shopping, Marina, Medieval Village, Nightlife, Public Transport, Restaurants, Schools, Ski-ing (-2hrs), Sports Complex, TGV - less than 1 Hour, Watersports, Weekly market

View: Hills, Port

Heating: Central, Gas, Radiators

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