



**328 000 €**

**For sale apartment**

**2 rooms**

**Surface : 33 m²**

**Exposition : Ouest**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : bourgeois**

**Building condition : Restoration done**

**Features :**

double glazing, gated, calm, renovated,  
residential

**1 bedroom**

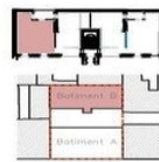
**1 shower**

**1 WC**

**Legal information**

328 000 €

Fees paid by the owner, well condominium,  
no current procedure, information on the  
risks to which this property is exposed is  
available on [georisques.gouv.fr](http://georisques.gouv.fr).



**Apartment 2025013CV Nice**

In a residence currently being renovated, in the heart of the city, between the Château hill and the Parc du Mont Boron, the port district has been transformed in recent years. Today, the quays are overflowing with cafés, restaurants and shops, which give this area the pretty nickname of "little Marais niçois". The traditional pointus\* now rub shoulders with yachts and pleasure boats and create a unique atmosphere, where moments of life are savored to the sound of the waves, in all simplicity. Located a few steps from the port, this residence offers accommodation from studios to one-bedroom apartments. 2-room apartment comprising a living room with kitchen opening onto a 22 m² garden level, a bedroom, a shower room, separate toilet. Visit on Friday by appointment, don't hesitate!

Document non contractuel - 03/05/2025



Ultimum Immobilier - 309 rue Victor Reynaud - 83600 Fréjus

Tél: 07 77 99 34 17 - [ultimum83@gmail.com](mailto:ultimum83@gmail.com)