

**Price on request**

**Contact agency**

**Agence BBii**

30 rue Mgr A. Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

**For sale apartment**

**2 rooms**

**Surface : 37 m²**

**Year of construction : 1969**

**Exposition : Est ouest**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : a refresh**

**Building condition : GOOD**

**Features :**

lift, CALM, AIR CONDITIONING, double glazing

1 bedroom

1 shower

1 WC

1 cellar



**Apartment 8951/A Nice**

**NICE SAINT ROCH : BBii Exclusive !** 2-room apartment of approximately 37 m² in the heart of the Saint Roch district. It consists of: An entrance hall, living room, separate fitted kitchen, bathroom with WC, hallway, bedroom, cellar. Located close to all amenities and tram. **VISIT ASAP!** Energy Class EC - €155,000 HAI Agency fees payable by the seller No proceedings in progress Annual charges: €1,600 average charges/year (co-ownership maintenance, cold water, heating) Property in joint ownership, **IDEAL INVESTOR** (currently available furnished, available in November 2025) BBii Agency - 04 97 22 24 83 - 06 62 66 80 00 -

**Fees and charges :**

Annual current expenses 1 600 €

Well condominium

Document non contractuel

08/07/2025 - Prix T.T.C

