

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 : 63 m²

Year of construction : 1978

Exposition : Est ouest

View : Citadine

Hot water : Collective

Inner condition : excellent

Building condition : GOOD

Features :

Caretaker, lift, CALM, AIR CONDITIONING,
electric shutters, double glazing, gated

1 bedroom

1 terrace

1 shower

1 WC

1 cellar

Document non contractuel

12/07/2025 - Prix T.T.C



Apartment 8953/A Nice

NICE SAINT-ROCH : LARGE VERANDA ! GUARANTEED LOVE AT FIRST SIGHT ! In a residence with caretaker, on the penultimate floor, corner, very beautiful 2/3 room crossing apartment comprising: Living room and bedroom opening onto a west-facing balcony with no vis-à-vis, dining area, open kitchen, and very beautiful and vast veranda of 15.75 m², balcony with laundry area, shower room + WC, dressing room. Crossing, reversible air conditioning, double glazing, balcony, veranda terrace, electric and manual blinds on the west side (recent), mosquito nets, 5-point reinforced doors, very well arranged with good quality materials, no work required. Energy class EC - Discover quickly €182,000 HAI Agency fees payable by the seller No proceedings in progress Annual charges: €1,740 average charges/year for all collective (cold water, hot water, heating) Property in co-ownership BBii Agency - Isabelle MALLEON - 04 97 22 24 83 - 06 62 66 80 00 Fees and charges :

Annual current expenses 1 740 €

Well condominium

