

## 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 : 61 m²

Surface of the living : 18 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

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



## Apartment 8953/C Nice

**NICE SAINT-ROCH : LARGE VERANDA! A SURE FAVORITE!** In a residence with a caretaker, located on the second-to-last floor, corner unit, this beautiful 2/3-room apartment features: Living room and bedroom opening onto a west-facing balcony with no overlooking neighbors, dining area, open kitchen, and a stunning spacious veranda of 15.75 m², balcony with laundry space, bathroom with toilet, dressing room. Cross-ventilated, reversible air conditioning, double glazing, balcony, veranda terrace, recent electric and manual blinds on the west side, mosquito screens, reinforced 5-point door, very well laid out with high-quality materials, no renovations needed. Legal apartment area according to Carrez law: 45 m² + 15 m² veranda. Energy rating EC – A must-see soon – €182,000 including agency fees Agency fees paid by the seller No ongoing legal proceedings Annual charges: €1,740 average per year, all collective (cold water, hot water, heating) Co-ownership property BBii Agency – Isabelle MALLEON – 04 97 22 24 83 – 06 62 66 80 00

Fees and charges :

Annual current expenses 1 740 €

Well condominium

