

**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 : 45 m²**

**Surface of the living : 15 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

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : E**

Document non contractuel

25/09/2025 - Prix T.T.C



### Apartment 8951/C Nice

NICE SAINT ROCH: BBii Exclusive! A 2-room CROSS-VENTILATED apartment of approximately 45 m² in the heart of the Saint Roch district. It includes: an entrance, living room, independent fitted kitchen, bathroom with toilet, hallway, bedroom, cellar. Located close to all amenities and the tramway. A MUST-SEE ASAP! Energy Rating E - €155,000 including agency fees Agency fees paid by the seller No ongoing legal procedures. Annual charges: €1,600 average per year (building maintenance, cold water, heating) Property under co-ownership. IDEAL FOR INVESTORS (currently rented furnished, vacant 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

