

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

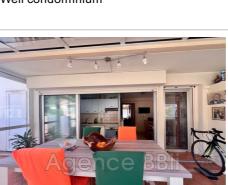
- 1 bedroom
- 1 terrace
- 1 show er
- 1 WC
- 1 cellar

Energy class (dpe): D

Emission of greenhouse gases (ges): E

Document non contractuel 25/09/2025 - Prix T.T.C









Apartment 8953/D Nice

NICE SAINT-ROCH: LARGE VERANDA! A GUARANTEED FAVORITE! In a building with a concierge, located on the second-to-last floor, corner apartment, a beautiful 2/3-room through-flat featuring: Living room and bedroom opening onto a west-facing balcony with no overlooking neighbors, dining area, open kitchen, and a stunning, spacious 15.75 m² veranda, balcony with laundry corner, bathroom + toilet, dressing room. Through-apartment, reversible air conditioning, double glazing, balcony, veranda terrace, electric and manual blinds on the west side (recent), mosquito nets, reinforced 5-point door, very well laid out with high-quality materials, no renovation work needed. Official apartment size according to Carrez law: 45 m² + 15 m² veranda. Energy rating D - To see quickly €176,000 including agency fees Agency fees paid by the seller No ongoing legal procedures. Annual charges: €1,740 average per year for all shared costs (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