

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

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

08/10/2025 - Prix T.T.C



Apartment 8953/E Nice

NICE SAINT-ROCH : SPACIOUS CONSERVATORY! A TRUE FAVORITE! In a residence with a caretaker, located on the second-to-last floor, corner unit, a beautiful 1-bedroom + dining alcove apartment with: 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 conservatory, balcony with laundry area, bathroom + WC, dressing room. Cross-ventilated, reversible air conditioning, double glazing, balcony, conservatory 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 work needed. Apartment size according to Carrez law: 45 m² + 15 m² conservatory. Energy rating D – A must-see quickly 169,000 € agency fees included. Agency fees paid by the seller. No ongoing legal procedures. Annual charges: €1,740 average yearly fees all-inclusive (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

