

**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

11/10/2025 - Prix T.T.C



### Apartment 8951/E Nice

NICE SAINT ROCH: BBii Exclusive! A 2-room, CROSS-VENTILATED apartment of approximately 45 m² in the heart of the Saint Roch neighborhood. It consists of: an entrance, living room, fitted independent kitchen, bathroom with WC, hallway, bedroom, cellar. Located close to all amenities and the tramway. TO SEE AS SOON AS POSSIBLE! Energy Class E - €155,000 including agency fees Agency fees payable by the seller No ongoing legal proceedings. Annual charges: €1600 average/year (building maintenance, cold water, heating) Property under co-ownership. IDEAL FOR INVESTORS (currently furnished and vacant, available November 2025) BBii Agency - 04 97 22 24 83 - 06 62 66 80 00 -

Fees and charges :

Annual current expenses 1 600 €

Well condominium

