

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

24/10/2025 - Prix T.T.C



Apartment 8953/f Nice

NICE SAINT-ROCH: LARGE VERANDA! A SURE FAVORITE! Located in a residence with a caretaker, on the second-to-last floor, corner unit, a beautiful 2/3-room apartment with cross ventilation, featuring: Living room and bedroom opening onto a west-facing balcony with no overlooking neighbors, dining area, open kitchen, and a stunning large veranda of 15.75 m², balcony with laundry corner, bathroom + toilet, dressing room. Cross-ventilated, reversible air conditioning, double glazing, balcony, veranda terrace, electric and manual blinds on the west side (recent), mosquito screens, reinforced 5-point door, very well laid out with high-quality materials, no renovation needed. Official apartment size as per Carrez law: 45 m² + 15 m² veranda. Energy rating D - A must-see quickly, €169,000 agency fees included Agency fees are the seller's responsibility No ongoing legal procedures. Annual charges: €1,740 average yearly charges 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

