

## 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 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

08/01/2026 - Prix T.T.C



## Apartment 8953/g Nice

**NICE SAINT-ROCH: LARGE VERANDA! A TRUE FAVORITE!** Garage option available! Located in a residence with a caretaker, on the penultimate floor, corner unit, a beautiful 2/3-room airy apartment 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 area, shower room + WC, dressing room, cellar, garage option available. Cross-ventilated, reversible air conditioning, double glazing, balcony, veranda 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 under Carrez law: 45 m² + 15 m² veranda. Energy rating D - Must see quickly €164,000 agency fees included Agency fees paid by the seller No ongoing legal procedures. Annual charges: €1,740 covering all collective costs (cold water, hot water, heating) Property in co-ownership BBii Agency – Isabelle MALLEON – 04 97 22 24 83

Fees and charges :

Annual current expenses 1 740 €

Well condominium

