

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 : 42 m²

Surface of the living : 21 m²

Year of construction : 2001

Exposition : Sud

View : Citadine

Hot water : Individuelle électrique

Inner condition : excellent

Building condition : GOOD

Features :

CALM, lift, double glazing, Manual shutters, gated

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

13/02/2026 - Prix T.T.C



Apartment 9023 Nice

NICE SAINT-ROCH / VAUBAN: TOP FLOOR! FULL SOUTH EXPOSURE! NO OVERLOOK! Just steps from Stade Vauban and the St Jean d'Angely university, beautiful two-room apartment in excellent condition. Entrance, bright living area with fitted open kitchen, bathroom + WC, bedroom, lovely terrace of 8.50 m². Option for a large parking space available at extra cost. Recent building, double glazing, manual shutters, close to tram and shops. DON'T MISS OUT! EPC C – €230,000 agency fees included Agency fees payable by the seller No ongoing legal procedures Annual fees: €1,224 average per year (cold water, building maintenance) Co-ownership property, Your advisor Isabelle MALLÉON, BBii agency – 04 97 22 24 83 – 06 62 66 80 00 –

Fees and charges :

Annual current expenses 1 224 €

Well condominium

