



**99 000 €**

**Contact agency**

**Agence BBii**

30 rue Mgr A.Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

**For sale apartment**

**3 rooms**

**Surface : 60 m²**

**Exposition :** Sud

**View :** Campagne

**Hot water :** Individuelle électrique

**Inner condition :** to modernize

1 bedroom

1 bathroom

2 WC

1 cellar

**Energy class (dpe) :** D

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

## Apartment 8040 35 Toudon

We sell, with its land and in the heart of the village of TOUDON. A 2/3 room apartment of 58.52 m<sup>2</sup> carrez composed as follows. An entrance giving access to the 14m<sup>2</sup> cellar, an office, a corridor leading to the living room, a sleeping area, an open kitchen, a bathroom with toilet and a toilet with separate sink. Land of 250 m<sup>2</sup> for vegetable / leisure use on 3 plots, 2 of which are adjoining, complete the property Energy class: D GHG: B Property tax 163 € / year. This property is offered to you at the price of €103,000 HAI (agency fees included). Please contact : Jordan GALY at: 06.99.29.98.54 // 04.97.22.24.83 [www.bbii.fr](http://www.bbii.fr) Commercial agent registered with RSAC Nice SIRET: 829 481 702 00018 Your BBii agent

Fees and charges :  
99 000 € fees included

Document non contractuel

03/05/2025 - Prix T.T.C