



**99 000 €**

**Contact agency**

**Agence BBii**

30 rue Mgr A.Daumas

06300 Nice

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**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 4 Toudon

Jordan proposes to you. A 2/3 room village house of 58.52 m<sup>2</sup> carrez facing south 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. At the entrance to the village, 200 meters from the house, you will find land with a surface area of 250 m<sup>2</sup> for vegetable garden / leisure use on 3 plots, 2 of which are adjoining. No proceedings in progress Energy class: D GHG: B Property tax 163 € / year. Service: internet, watering. Nearby: Public parking, small shops, primary schools. 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 [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