

72 000 €

Contact agency

Agence BBii

30 rue Mgr A.Daumas

06300 Nice

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

For sale apartment

4 rooms

Surface : 76 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Year of construction : 1960

Exposition : Ouest

View : Jardin

Hot water : Individuelle

Inner condition : NEW

Standing : bourgeois

Building condition : GOOD

Features :

electric shutters, garden, double glazing

2 bedroom

1 shower

1 WC

2 parkings

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

20/05/2024 - Prix T.T.C



## Apartment 8576-43 Canihuel

Located between CORLAY and St NICOLAS-du-PELEM: T3 APARTMENT on the 1st floor with a living area of 65m<sup>2</sup>. This completely renovated apartment is made up of a living room with open fitted kitchen, 2 bedrooms, bathroom and separate toilet. Rental potential of €650/month . Attics with a surface area of 55m<sup>2</sup> can be converted and water and electricity connections are provided. Possibility of creating an apartment or expanding the T3. Rental potential of €550/month if creating an apartment. Independent water and electricity meters. Compliant collective sanitation. All the joinery is PVC double glazing and electric shutters. A garden to share with a surface area of 500m<sup>2</sup>. Parking spaces. Energy class : D Property tax : €250 per year. Price: €90,000 HAI Contact: Danielle STEENS: 06 28 49 44 22 Commercial agent: siret number: 398 390 831 000 53 Fees and charges : 72 000 € fees included

