

**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**

**4 rooms**

**Surface : 78 m²**

**Surface of the living : 30 m²**

**Exposition : Est ouest**

**View : Montagne**

**Hot water : Collective**

**Inner condition : excellent**

**Building condition : GOOD**

**Features :**

lift, CALM, AIR CONDITIONING, double glazing

2 bedroom

1 terrace

1 shower

1 WC

1 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

27/08/2025 - Prix T.T.C



### Apartment 8947/3 La Trinité

LA TRINITÉ Center: BBii Exclusive! APARTMENT, CELLAR, GARAGE! A must-see! Generous space for this beautiful 3/4-room apartment of 78 m² (currently set up as 3 rooms), bright and airy on the second-to-last floor, featuring: an entrance hall, a 30 m² living/dining room opening onto a covered terrace, a separate fitted kitchen, hallways, 2 bedrooms with storage, bathroom, separate toilet, no overlooking neighbors and a completely open view to enjoy the sunshine! Cellar, garage, no renovations needed, close to all amenities. Features: air conditioning, updated electrical system, double-glazed windows, electric roller shutters, electric blinds, in excellent condition! Don't miss out—priced at €355,000 (agency fees included) - Energy Rating E - Agency fees paid by the seller No ongoing legal procedures. Annual charges: €3,324 average (all collective costs) Part of a co-ownership BBii Agency - 06 62 66 80 00 - 04 97 22 24 83

Fees and charges :

Annual current expenses 3 324 €

Well condominium

