

**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

14/12/2025 - Prix T.T.C



### Apartment 8947/5 La Trinité

LA TRINITÉ Center : Exclusive BBii Offer! APARTMENT, CELLAR, GARAGE! A must-see! Generous space for this beautiful 3 to 4-room apartment of 78 m² (currently configured as 3 rooms), bright and airy on the second-to-last floor. It features 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 WC, no overlooking neighbors, and a completely unobstructed view to enjoy the sunshine! Cellar, garage, no renovation needed, close to all amenities. Features: air conditioning, updated electrical system, double glazing, electric roller shutters, electric blinds, in excellent condition! Don't miss out! €305,000 agency fees included - Energy Rating E - Agency fees payable by the seller No ongoing legal proceedings. Annual charges: €2,539 average charges per year (all communal) Condominium property. BBii Agency - 04 97 22 24 83

Fees and charges :

Annual current expenses 2 539 €

Well condominium

