

**Price on request**

Contact agency

Agence BBii

30 rue Mgr A.Daumas

06300 Nice

04 97 22 24 83 / [bbii.immo@gmail.com](mailto:bbii.immo@gmail.com)

**For sale apartment**

3 rooms

Surface : 107 m<sup>2</sup>

Hot water : Collective

2 bedroom

1 bathroom

1 shower



Agence BBii

### Apartment 8623-16 Nice

The apartment is located at 1 rue Aurore 06000 Nice A 3-room apartment (which can be converted into 4 rooms) comprising an entrance, a living room, an independent kitchen, 2 bedrooms, a bathroom, a walk-in closet, 2 terraces—one of 12 m<sup>2</sup> and another of 6 m<sup>2</sup>—laundry room, cellar (see plan) The apartment can be split into a studio and a 3-room unit (already separate lots) Located on the 3rd and top floor Just steps from Lycée d'Estienne D'Orves, 1 km from the sea, €395,000 including agency fees (agency fees included) Contact Carlo BERENGUER to arrange a viewing at 07 60 76 86 86

Fees and charges :

Annual current expenses 4 391 €

Well condominium

Document non contractuel

11/02/2026 - Prix T.T.C

