

99 000 €

Contact agency

Agence BBii

30 rue Mgr A.Daumas

06300 Nice

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

For sale apartment

3 rooms

Surface : 69 m²

Surface of the living : 16 m²

Year of construction : 1970

Exposition : Ouest

View : Citadine

Hot water : Collective

Inner condition : excellent

Building condition : GOOD

Features :

lift, CALM, AIR CONDITIONING, double glazing, gated

2 bedroom

1 terrace

2 show ers

1 WC

1 parking

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

01/07/2025 - Prix T.T.C



Apartment 8639/2 Nice

NICE SAINT ROCH VAUBAN : OCCUPIED LIFE ANNUITY! APARTMENT, CELLAR!

For sale, a very beautiful 3-room apartment of approximately 69 m²: spacious hall, living room opening onto a 5.60 m² terrace (South), separate fitted and equipped kitchen, 2 bedrooms, bathroom, separate toilet, storage, 8.31 m² balcony (West), cellar. Beautiful features: double glazing, electric roller shutters, electric blinds, in excellent condition and above all very well maintained.....(renovated in 2022) This apartment is sold as a single-occupied life annuity for 80 years, market value €270,000 - BOUQUET €99,000 HAI, monthly ANNUITY €480 / month. Located near Place Saint Roch with amenities and tram. Energy class D BBii Agency Isabelle MALLEON 04 97 22 24 83 - 06 62 66 80 00 - www.bbii.fr Agency fees payable by the seller No proceedings in progress Annual charges: €2,589 average charges/year (cold water, hot water, heating) Property in co-ownership Commercial agent registered with the RSAC of Nice under the Siret number: 523 835 346 000 17

Fees and charges :

Annual current expenses 2 589 €

Well condominium

120 lots in the condominium 99 000 € fees included

