

**Price on request**

**Contact agency**

**Agence BBii**

30 rue Mgr A.Daumas

06300 Nice

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**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

14/08/2025 - Prix T.T.C



### Apartment 8639/2 Nice

NICE SAINT ROCH VAUBAN: OCCUPIED LIFE ANNUITY SALE! APARTMENT, CELLAR! For sale, a beautiful 3-room apartment of approximately 69 m²: spacious entrance hall, living room opening onto a 5.60 m² terrace (South), independent fully equipped fitted kitchen, 2 bedrooms, bathroom, separate toilet, storage, 8.31 m² balcony (West), cellar. High-quality features: double glazing, electric roller shutters, electric awning, in excellent condition and very well maintained... (renovated in 2022) This apartment is sold under an occupied life annuity, one occupant aged 80, Market Value €250,000 - DOWN PAYMENT €89,000 including agency fees, monthly annuity €500 / month. Located near Place Saint Roch, with shops and tramway nearby. Energy rating D Contact Isabelle MALLEON 04 97 22 24 83 - 06 62 66 80 00 - www.bbii.fr Agency fees paid by the seller No ongoing legal proceedings Annual charges: €2,589 average charges per year (cold water, hot water, heating) Property in a co-ownership Commercial agent registered at the Nice RSAC under Siret number: 523 835 346 000 17

Fees and charges :

Annual current expenses 2 589 €

Well condominium

120 lots in the condominium

