

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

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



Apartment 8639/2 Nice

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

For sale, a beautiful 3-room apartment of approximately 69 m²: spacious entrance hall, living room opening onto a 5.60 m² south-facing terrace, independent fitted and equipped kitchen, 2 bedrooms, bathroom, separate toilet, storage, 8.31 m² west-facing balcony, cellar. Quality features: double glazing, electric roller shutters, electric blinds, in excellent condition and very well maintained... (renovated in 2022)

This apartment is sold under an occupied life annuity, 1 holder aged 82, Market Value €250,000 - DOWN PAYMENT €89,000 including fees, monthly rent €500/month. Located near Saint Roch square with amenities and tramway nearby. Energy rating D Contact Isabelle MALLEON 04 97 22 24 83 - 06 62 66 80 00 - www.bbii.fr Agency fees payable by the seller No ongoing legal proceedings Annual charges: €2,589 average/year (cold water, hot water, heating) Property in co-ownership Commercial agent registered with 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

