

**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 : 70 m²**

**Year of construction : 1983**

**Exposition : Sud**

**View : Aperçu mer**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Building condition : GOOD**

**Features :**

lift, CALM, double glazing, gated

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

25/07/2025 - Prix T.T.C



### Apartment 8969 Nice

**NICE EST - MONT-GROS HILL : BBii Exclusive - SEIZE IT! APARTMENT AND GARAGE!** In a secure residence with cameras, undergoing major renovations and improvements, beautiful 4-room apartment of 75 m² on a high floor with open views, glimpses of the sea and city. Composed of a Hall, Living room opening onto a 6 m² south-facing terrace without vis-à-vis, fitted and equipped American kitchen, 3 bedrooms, storeroom, bathroom, separate WC, garage. Elevator, Collective parking, Motorcycle storage, Vigik, remote control. (Neighborhood in full rehabilitation with 190 demolished homes, 410 renovated, near future tramway, highway and amenities) DPE C - €187,000 Agency Fees Included - **DISCOVER:** a very quiet residence surrounded by nature! Children's area, vegetable garden.... BBii Agency - 04 97 22 24 83 - [www.bbii.fr](http://www.bbii.fr) Agency fees payable by the seller No proceedings in progress Annual charges: €2,100 average charges/year (cold water, maintenance, gate, camera, green spaces) Property in co-ownership 91 lots

**Fees and charges :**

Annual current expenses 2 112 €

Well condominium

90 lots in the condominium

