

**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

26/08/2025 - Prix T.T.C



## Apartment 8969 Nice

**NICE EAST - MONT-GROS HILL: Exclusive BBii Offer - MUST GRAB! APARTMENT AND GARAGE!** Located in a secure residence with cameras, currently undergoing various developments and improvements, beautiful 4-room apartment spanning 75 m² on a high floor with unobstructed views, glimpses of the sea and city. Consisting of an entrance hall, living room opening onto a 6 m² south-facing terrace with complete privacy, fitted open kitchen, 3 bedrooms, storage room, bathroom, separate WC, garage. Elevator, communal parking, motorcycle storage, key fob access, remote control. (Neighborhood undergoing major renovation with 190 housing units demolished, 410 renovated, close to the future tramway, highway, and amenities Energy Rating C - €187,000 Agency Fees Included - TO DISCOVER: very peaceful residence surrounded by nature! Children's play area, vegetable garden.... BBii Agency - 04 97 22 24 83 - www.bbii.fr Agency fees payable by the seller No current legal proceedings Annual charges: €2,100 average/year (cold water, maintenance, gate, cameras, green spaces) Co-ownership with 91 lots

**Fees and charges :**

Annual current expenses 2 112 €

Well condominium

90 lots in the condominium

