

**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 : 73 m²**

**Surface of the living : 34 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

19/09/2025 - Prix T.T.C



**Apartment 8969/A Nice**

**NICE EAST - MONT-GROS HILL : Exclusive BBii Listing - MUST SEE! APARTMENT AND GARAGE!** Located in a secure residence with cameras, currently undergoing extensive upgrades and improvements, this bright 4-room corner apartment offers 73 m² on a high floor with unobstructed views, including glimpses of the sea and city. It consists of an entrance hall, a living room opening onto a 6 m² south-facing terrace with no direct neighbors, a fitted and equipped open kitchen, 3 bedrooms, a storage room, a bathroom, separate WC, and a garage. Elevator, shared parking, motorcycle storage, Vigik access, remote control. (Neighborhood undergoing major renovation with 190 homes demolished, 410 renovated, close to the future tramway, highway, and amenities) Energy rating C - €187,000 Agency Fees Included - A VERY QUIET 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 ongoing legal proceedings Annual charges: €2100 average per year (cold water, maintenance, gate, cameras, green spaces) Co-ownership property with 91 units

**Fees and charges :**

Annual current expenses 2 112 €

Well condominium

00 lots in the condominium

