

## 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

03/10/2025 - Prix T.T.C



## Apartment 8969/B Nice

**NICE EAST - MONT-GROS HILL : BBii Exclusive - A MUST SEE! APARTMENT AND GARAGE!** Located in a secure residence with cameras, undergoing extensive renovations and improvements, beautiful 4-room apartment spanning 73 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 no overlooking neighbors, fitted open kitchen, 3 bedrooms, storage room, bathroom, separate WC, garage. Elevator, communal parking, motorcycle storage, key fob access, remote control. (Neighborhood currently being revitalized with 190 housing units demolished, 410 renovated, close to the future tramway, highway, and amenities) Energy Rating C - €187,000 Agency Fees Included - **DISCOVER** this very peaceful residence surrounded by nature! Children's play area, vegetable garden.... BBii Agency - 04 97 22 24 83 - [www.bbii.fr](http://www.bbii.fr) Agency fees paid by the seller No ongoing legal proceedings Annual charges: €2,100 average per 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

