

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

09/10/2025 - 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 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

