

**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 : 87 m²**

**Surface of the living : 20 m²**

**Year of construction : 1980**

**Exposition : Sud nord**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Building condition : Cleaning is**

**Features :**

lift, CALM, AIR CONDITIONING, electric shutters

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

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



### Apartment 8979/A Nice

**NICE SAINT ROCH VAUBAN: SOUTH-FACING TERRACE! GARAGE INCLUDED! MUST SEE SOON!** Beautiful and spacious 4-room apartment, SOUTH/NORTH facing, measuring 87 m², located near Vauban Stadium. It includes: an entrance with storage, a lovely living/dining room opening onto a covered terrace, a separate fitted and equipped kitchen, bathroom (bathtub, sink), separate WC, 3 bedrooms including one with storage and a shower room, hallways with a pantry, closed garage in the basement with a cellar. Recent facade renovation, reinforced door, air conditioning, double glazing, south exposure, Close to all amenities. **RARE OPPORTUNITY!** Energy Class C - €395,000 including agency fees Agency fees payable by the seller No ongoing legal proceedings Annual fees: €2,112 average per year (building maintenance, cold water) Property in a co-ownership. BBii Agency - 04 97 22 24 83 - 06 62 66 80 00 -

**Fees and charges :**

Annual current expenses 2 112 €

Well condominium

