

**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

12/12/2025 - Prix T.T.C



### Apartment 8979/A Nice

**NICE SAINT ROCH VAUBAN: SOUTH-FACING TERRACE! GARAGE INCLUDED! MUST SEE QUICKLY!** Beautiful and spacious 4-room apartment, **\*\*SOUTH/NORTH CROSS-VENTILATED\*\***, measuring 87 m², located near Vauban Stadium. It includes: an entrance with storage, a lovely bright living/dining room opening onto a covered terrace, a separate fitted and equipped kitchen, bathroom (bathtub, basin), separate WC, 3 bedrooms including one with storage and a shower room, hallways with a pantry, closed garage in the basement with cellar. Recently renovated facade, security door, air conditioning, double glazing, south exposure, Close to all amenities. **RARE FIND!** Energy class C - €390,000 including agency fees Agency fees charged to the seller No ongoing legal proceedings Annual charges: €2,112 average per year (building maintenance, cold water) Property part of a co-ownership. Jordan GALY at: 06.99.29.98.54 [www.bbii.fr](http://www.bbii.fr) Commercial agent registered with RSAC Nice SIRET: 829 481 702 00042 Your BBii agent

**Fees and charges :**

Annual current expenses 2 112 €

Well condominium

