

## 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

6 rooms

Surface : 110 m<sup>2</sup>

Surface of the living : 32 m<sup>2</sup>

Year of construction : 1965

Exposition : Sud est

Hot water : Individuelle électrique

Inner condition : to renovate

Standing : bourgeois

Building condition : Cleaning is

### Features :

CARETAKER, lift, CALM, double glazing,

Manual shutters, gated

4 bedroom

2 terraces

1 bathroom

2 WC

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel

28/01/2026 - Prix T.T.C



## Apartment 9013 Paris

Near the Place des Droits de l'Enfant (Alésia metro), in a upscale, family-friendly bourgeois building, spacious adaptable 5/6-room apartment with two balconies, including a quiet and sunny 7m<sup>2</sup> balcony in the afternoon, 1.5m wide. Open-plan kitchen ready to be customized, built-in cupboards, two bathrooms, a cellar. Completely to be renovated according to your taste. Building facade restored in 2022-2023. Layout plans and quotes available upon request. Viewings possible every day, including Saturdays, Sundays, and public holidays. Marion BATELLIER, BBii agency, 0634686245 Agency fees €35,000 included in the price of €985,000

### Fees and charges :

Annual current expenses 5 040 €

Well condominium

33 lots in the condominium

Entrée	8,69
Double séjour	31,32
Salle à manger	17,62
Chambre 1	11,48
Chambre 2	9,53
Chambre 3	10,17
Cuisine	7,99
Salle de bains	3,99
WC extérieur	1,38
Dressing WC	2,40
Conduit	9,32
WC intérieur	1,35
Total	169,67
Rebatiment rez	2,45
Rebatiment entret	2,75

