

Price on request

Contact agency

Agence BBii

30 rue Mgr A.Daumas

06300 Nice

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For sale apartment

1 room

Surface : 20 m²

Surface of the living : 16 m²

Year of construction : 1980

Exposition : Nord est

View : Campagne

Hot water : Collective

Inner condition : GOOD

Standing : residential

Building condition : GOOD

Features :

lift, CALM, AIR CONDITIONING, double glazing, Volets roulant manuel, gated

1 bedroom

1 terrace

1 shower

1 WC

1 parking

Document non contractuel

18/11/2025 - Prix T.T.C

Grégor Montagnac
Tel : 07 88 398 038



Apartment 8835 Nice

Back on the market: furnished studio 20m² with terrace and no overlooking sold rented + parking also rented - gross yield: 4.95% Magnan district at 30 avenue de la Bornala Pleasant fully renovated furnished studio of 20m² on the 4th floor with elevator Quiet, bright, no overlooking, green view. Close to Promenade des Anglais and the beaches Quick access road nearby Amenities at the foot of the building (pharmacy, pizza, small supermarkets, bus stop, bakery, gym, hairdresser, vehicle inspection, garage, blue bike ...) 10 minutes on foot: Faculty of Law and Political Science and Carlone campus, tramway, beach, and sea The rent received for the studio is €636 all charges included. Charges are about €120 / month The rent received for the parking is €91 all charges included. Charges are about €25 / month Property tax is €580 / year The indicated gross yield is based on a sale price of €147,000 10 minutes by car to downtown with Nice Etoile, the airport, and highway entrance The condominium entrance is secured by an intercom and a Vigik key system More information available upon request Ad written under the editorial responsibility of Grégor Montagnac Commercial agent registered in the special register of commercial agents (RSAC) at the Grasse commercial court under number 819 321 639 reachable at 07 88 398 038 Mandate No. 8835 Property price €127,000 including fees Property price excluding fees €127,000

Fees VAT included €0 Fees payable by the seller

Fees and charges :

Annual current expenses 1 440 €

Well condominium

48 lots in the condominium

