

Price on request

Contact agency

Agence BBii

30 rue Mgr A.Daumas

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For sale apartment

1 room

Surface : 20 m²

Surface of the living : 15 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 neighbors, sold rented - gross yield: 6.0% Magnan neighborhood at 30 avenue de la Bornala Pleasant fully renovated furnished studio of 20m² on the 4th floor with elevator Quiet, bright, no overlooking neighbors, green view. Close to the Promenade des Anglais and the beaches Quick access roads nearby Conveniences at the foot of the building (pharmacy, pizza, convenience stores, bus stop, bakery, gym, hairdresser, vehicle inspection, garage, BlueBike rental...) 10 minutes on foot: Law and political science faculty and Carlone campus, tramway, beach and sea The rent received is €636 including charges. Charges are approximately €120 / month Property tax is €580 / year The stated gross yield is based on a sale price of €127,000 10 minutes by car to the city center with Nice Etoile, the airport, and highway entrance The entrance to the condominium is secured by an intercom and Vigik key system More information available upon request Possibility to purchase an underground parking space for €20,000 Ad drafted 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 including VAT €0 Fees payable by the seller

