

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

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

23/12/2025 - Prix T.T.C

Grégor Montagnac  
Tel : 07 88 398 038



### Apartment 8835-5 Nice

**\*\*Furnished studio apartment 20m² with private terrace – gross yield of 7.15% after tenant leaves in 2026\*\*** Magnan district at **\*\*30 avenue de la Bornala\*\*** Back on the market 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 beaches Easy access to the highway nearby Amenities right at the doorstep (pharmacy, pizza, convenience stores, bus stop, bakery, gym, hairdresser, vehicle inspection, garage, Blue Bike station...) 10-minute walk to: Law and Political Science faculty and Carlone campus, tramway, beach, and sea Current rent collected is €636 including charges – Market rental value: €680 / month Charges are around €120 / month Property tax amounts to €580 per year The gross yield shown is based on a sale price of €114,000 A 10-minute drive will take you to the city center with Nice Etoile, the airport, and the highway entrance The building entrance is secured with an intercom and Vigik access Further information available upon request Option to purchase an underground parking space for €20,000 Announcement written under the editorial responsibility of Grégor Montagnac Commercial agent registered in the special register of commercial agents (RSAC) at the Commercial Court of Grasse under number 819 321 639, reachable at 07 88 398 038 Mandate No. 8835 Property price €114,000 including agency fees Price before fees €114,000 Agency fees VAT

