

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

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

Grégor Montagnac
Tel : 07 88 398 038



Apartment 8835-5 Nice

Furnished studio 20m² with terrace and no overlooking neighbors - gross yield at 7.0% after tenant leaves in 2026 Magnan district at 30 avenue de la Bornala Back on the market Pleasant 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 Amenities at the foot of the property (pharmacy, pizza place, convenience stores, bus stop, bakery, gym, hairdresser, vehicle inspection, garage, Blue Bike ...) 10-minute walk: Law and political science faculties and Carlone campus, tramway, beach and sea Current rent received is €636 all charges included - Market rental value: €680 / month Charges are around €120 / month Rent received for the parking space is €91 all charges included. Charges are around €20 / month Property tax is €580 / year The stated gross yield is based on a sale price of €132,000 A 10-minute drive brings you to the city center with Nice Etoile, the airport and the highway entrance The condominium entrance is secured with an intercom and Vigik access More information available upon request Announcement written under the editorial responsibility of Grégor Montagnac Commercial agent registered with the special register of commercial agents (RSAC) of the commercial court of Grasse under number 819 321 639, reachable at 07 88 398 038 Mandate No. 8835 Property price €132,000 including agency fees Property price excluding fees €122,000 Agency

