Price on request

Contact agency

Agence BBii

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For sale apartment

1 room

Surface : 20 ㎡

Surface of the living : 16 ㎡

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
09/01/2026 - Prix T.T.C

Apartment 8835-6 Nice

Furnished studio 20m² with terrace and no direct view - gross yield of 7.15% possible after tenant leaves in 2026 Magnan district at 30 avenue de la Bornala Back on the market Charming newly renovated furnished studio of 20m² on the 4th floor with elevator Quiet, bright, no direct view, overlooking greenery. Close to the Promenade des Anglais and the beaches Quick access road nearby Amenities at the foot of the building (pharmacy, pizza, convenience stores, bus stop, bakery, gym, hairdresser, vehicle inspection, garage, Blue bike ...) 10 minutes on foot: Faculty of Law and Political Science and Carlone campus, university library of Letters, Arts and Humanities, tramway, beach and sea Current rent is €636 including charges - Market rental value: €680 / month Charges are approximately €120 / month Property tax is €580 / year The stated gross yield is based on a sale price of €114,000   10 minutes by car to the city center with Nice Etoile, L'Archet Hospital, the airport and highway entrance, Lenval Clinic The building entrance is secured with an intercom and Vigik system More information available upon request Possibility to purchase an underground parking space for €20,000 Listing prepared under the editorial responsibility of Grégor Montagnac Commercial agent registered with the special register of commercial agents (RSAC) of the Grasse commercial court under number 819 321 639 reachable at 07 88 398 038 Mandate No. 8835 Property price €114,000 including fees Property price excluding fees