

Price on request

Contact agency

Agence BBii

30 rue Mgr A.Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

Grégor Montagnac
Tel : 07 88 398 038



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

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

Apartment 8835-6 Nice

Furnished 20m² studio with terrace and no overlooking neighbors – gross yield at 7.0% after tenant departure in 2026 Magnan District at 30 avenue de la Bornala Back on the market Charming 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 to main roads nearby Amenities at the foot of the building (pharmacy, pizza place, convenience stores, bus stop, bakery, gym, hairdresser, vehicle inspection, garage, BlueBike station...) 10 minutes on foot: Law and Political Science Faculty and Carbone campus, tramway, beach, sea, university library, l'Archet hospital, Lenval clinic The rent currently received for the studio is €636 all charges included – Market rental value: €680 / month Charges are approximately €120 / month The rent received for the parking space is €91 all charges included. Charges are approximately €20 / month Property tax is €580 / year The indicated gross yield is based on a sale price of €132,000 10 minutes by car to the city center with Nice Etoile, the airport, and the highway entrance The condominium entrance is secured with an intercom and Vigik system More information available upon request Ad written under the editorial responsibility of Grégor Montagnac Commercial agent registered with the special register of commercial agents (RSAC) at the Grasse Commercial Court under number 810 321 620, reachable at 07 88 398 038 Mandate No. 8835 Property price

