

**159 000 €**

**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 : 25 m²**

**Surface of the living : 16 m²**

**Year of construction : 1970**

**Exposition : Ouest**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Building condition : GOOD**

**Features :**

lift, CALM, AIR CONDITIONING

1 bathroom

1 WC

1 cellar

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : F**

Document non contractuel

14/06/2025 - Prix T.T.C



### Apartment 8656-47 Nice

NICE CARRAS / FERBER LA CALIFORNIE : JUST A FEW MINUTES FROM THE SEA! BALCONY! CELLAR BEAUTIFUL STUDIO 25 m², pleasant and bright, living room with open fitted and equipped kitchen, bathroom with WC, storage, balcony, cellar. Elevator, air conditioning, blinds, very pleasant and quiet location on the courtyard side. A REAL OPPORTUNITY IDEAL FOR INVESTORS OR VACATIONERS! MUST VISIT! Energy Class E - €154,000 HAI - Located near the BEACH, amenities and tram (line 2) Agency fees payable by the seller No proceedings in progress Annual charges: €1,800 average charges/year (cold water, heating, joint ownership maintenance) Property in co-ownership. BBii Agency - Isabelle MALLEON - The accommodation is located 3.9 km from Place Masséna and 4 km from Avenue Jean Médecin.

Fees and charges :

Annual current expenses 1 800 €

Well condominium

159 000 € fees included

