

**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 : 23 m²**

**Surface of the living : 11 m²**

**Year of construction : 1940**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Building condition : Cleaning is**

**Features :**

CALM, double glazing

1 shower

1 WC

**Energy class (dpe) : E**

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

Document non contractuel

04/11/2025 - Prix T.T.C



### Apartment 8990 Nice

NICE NORD / CYRILLE BESSET: CLOSE TO UNIVERSITÉ VALROSE! Low Charges! A MUST SEE! Just steps from the tram and Valrose University, in a Niçoise building on the top floor without an elevator, sale of a studio approximately 23 m² consisting of: entrance hall, independent fitted and equipped kitchen, living room, shower room with toilet, small storage on the landing. PERFECT FOR STUDENTS! A MUST SEE! Energy rating E - €124,000 including agency fees - Annual energy costs: between €623 and €843 Located close to amenities and tramway. BBii Agency Isabelle MALLEON 06 62 66 80 00 - 04 97 22 24 83 - www.bbii.fr Agency fees paid by the seller No ongoing legal proceedings Annual charges: €880 average charges/year (cold water, condominium maintenance) Property in a co-ownership, Fees and charges : Annual current expenses 880 € Well condominium

