

**119 800 €**

**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 : 20 m²**

**Year of construction : 1970**

**Exposition : Nord est**

**View : Sans vis à vis**

**Hot water : Collective**

**Inner condition : GOOD**

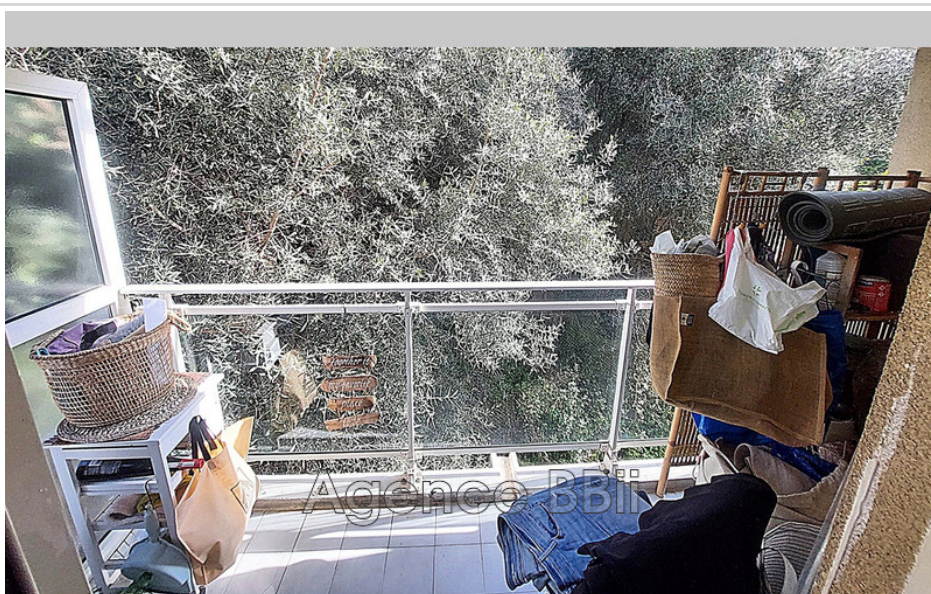
**Features :**

lift, CALM, AIR CONDITIONING, garden,  
double glazing, Volets roulant manuel

1 terrace

Document non contractuel

02/05/2025 - Prix T.T.C



### Apartment 8835-6 Nice

Profitability of 5.55% for this furnished studio of 20m² sold rented 630 € at 30 avenue de la Bornala Pleasant studio on the 4th floor with elevator, quiet, bright, not overlooked, green view, terrace, heat pump for heating and air conditioning, bay window with double glazing, equipped kitchen. Collective hot water with individual meter 10 minutes walk from the Promenade des Anglais and the beaches. Access to expressway, motorway, airport and Nice train stations nearby Amenities at the foot of the condominium (pharmacy, pizza, mini-markets, bus stop, bakery, gym, hairdresser, technical inspection, garage, blue bike, etc.) Faculty of Law and Literature 10 min walk away. The announced profitability is based on a sale price of €125,000 + €10,750 notary fees. Possibility of selling an additional parking space at the price of €20,000 sold rented €90/month Contact: Grégor Montagnac 07 88 398 038

**Fees and charges :**

Annual current expenses 1 440 €

Well condominium

80 lots in the condominium 119 800 € fees included

