

113 000 €

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 : 20 m²

Surface of the living : 20 m²

Year of construction : 1990

Exposition : Nord est

View : Sans vis à vis

Hot water : Collective

Inner condition : GOOD

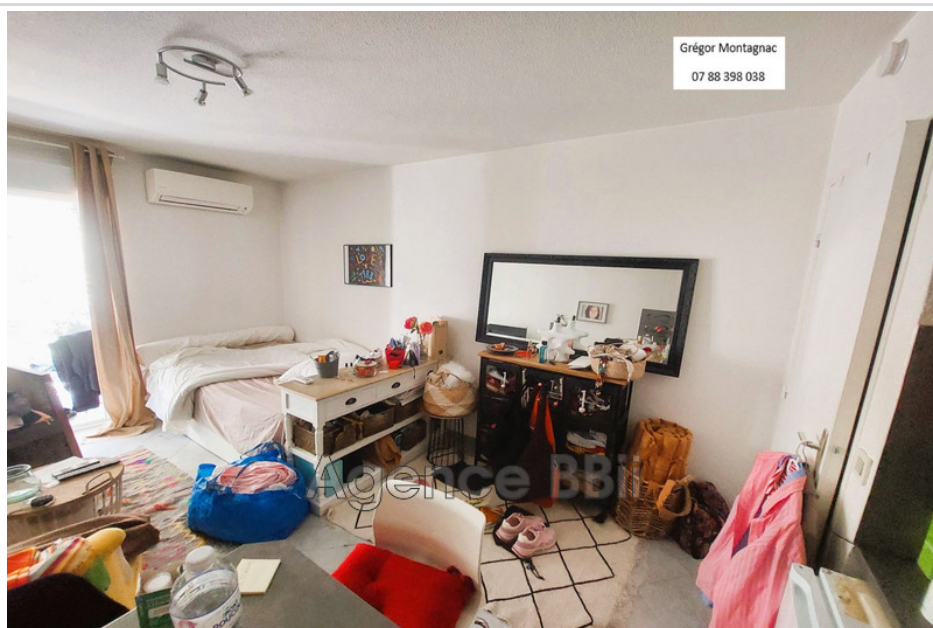
Features :

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

1 terrace

Document non contractuel

07/07/2025 - Prix T.T.C



Apartment 8835-9 Nice

Furnished studio of 20m² sold rented 630 € CC not overlooked with terrace and air conditioning - profitability of 6.7% gross - possibility of parking Pleasant studio located at 30 avenue de la Bornala on the 4th floor with elevator, quiet, bright, not overlooked, green view, terrace of approximately 8m², heat pump for heating and air conditioning, bay window with double glazing, equipped kitchen. The living room is in good proportion. The L-shaped kitchen is extended by a snack counter. There is space provided for a dishwasher or washing machine. The entrance has a sliding closet The bathroom is organized with a sink unit, a toilet and a shower Collective hot and cold water with individual meter A 10-minute walk from the Promenade des Anglais and the beaches. Access to the expressway, motorway, airport and Nice train stations nearby Amenities at the foot of the condominium (pharmacy, pizza, supermarkets, bus stop, bakery, gym, hairdresser, technical inspection, garage, blue bike, etc.) Law school and Carlone campus 10 min walk. The announced profitability is based on a sale price of €113,000 Possibility of selling an additional parking space at the price of €20,000 with or without a tenant (currently rented for €90/month) Contact: Grégor Montagnac 07 88 398 038

Fees and charges :

Annual current expenses 1 344 €

Well condominium

