

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 : 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

08/08/2025 - Prix T.T.C

Grégor Montagnac
Tel : 07 88 398 038



Apartment 8835-12 Nice

Parking space + furnished studio apartment with no overlooking neighbors, 20m², sold rented at €636 all charges included + €90 all charges included for the parking - gross yield of 6.45% Charming studio located at 30 avenue de la Bornala on the 4th floor with elevator, quiet, bright, no overlooking neighbors, green view, terrace of approximately 8m², heat pump for heating and air conditioning, double-glazed sliding glass door, equipped kitchen. The living area is generously sized. The L-shaped kitchen is extended by a snack bar. There is a designated space for a dishwasher or washing machine. The entrance features a sliding closet. The bathroom is fitted with a sink cabinet, toilet, and shower. Hot and cold water are communal with individual meters. A 10-minute walk from the Promenade des Anglais and the beaches. Quick access to expressways, highway, airport, and Nice train stations nearby. Amenities right at the foot of the building (pharmacy, pizza, convenience stores, bus stop, bakery, gym, hairdresser, vehicle inspection, garage, bike rental ...) Law school and Carlone campus 10 minutes on foot. The indicated yield is based on a sale price of €135,000. Contact: Grégor Montagnac 07 88 398 038

Fees and charges :

Annual current expenses 1 344 €

