## 299 000 €

## Contact agency Agence BBii

30 rue Mgr A.Daumas 06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

For sale house 4 rooms

Surface: 84 m²

Surface of the living: 20 m<sup>2</sup> Surface of the land: 100 m<sup>2</sup> Year of construction: 1940 Exposition: Est ouest

View: Jardin

Hot water : Electrique Inner condition : excellent External condition : GOOD

Features:

2 terraces, garden sheds

3 bedroom 2 terraces

1 bathroom

1 WC

1 garage

1 cellar

Energy class (dpe): F

Emission of greenhouse gases (ges) :  $\ensuremath{\mathsf{C}}$ 





BLAUSASC LA POINTE: BBii EXCLUSIVE Pleasant 4-room house with a garden of approximately 100 m². On the ground floor: A large garage of approximately 43 m² with a boiler room area of 3.5 m² On the first level: A beautiful 4-room apartment of approximately 83 m² comprising a large, bright living room/lounge of 35 m², openplan fitted and equipped kitchen, 3 bedrooms, bathroom with WC, storage. 30 m² terrace, garden with sheds. This bright house with generous volumes is located close to all amenities, transport and shops.

Fees and charges:

Annual current expenses 816 €

Well condominium

5 lots in the condominium 299 000 € fees included



