

**Price on request**

**Contact agency**

**Agence BBii**

30 rue Mgr A. Daumas

06300 Nice

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**For sale ideal investor**

**5 rooms**

**Surface : 120 m²**

**Surface of the living : 30 m²**

**Surface of the land : 750 m²**

**Year of construction : 1950**

**Exposition : Est ouest**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : NEW**

**External condition : GOOD**

**Couverture : slate**

**Features :**

electric shutters, 2 terraces, Bedroom on ground floor, CALM

4 bedroom

2 terraces

2 showers

2 WC

8 parkings

**Energy class (dpe) : D**

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

Document non contractuel

21/09/2025 - Prix T.T.C



**Ideal investor 8989-1 Corlay**

QUINTIN – ROSTRENEN Axis: Stone building with slate roof on a 750m² plot  
GROUND FLOOR: T2 APARTMENT of 80m². Fully renovated in 2020. PVC double-glazed windows, electric shutters. Electric heating and water distribution. Bathroom yet to be created (connections in place). And STUDIO to renovate: 40m² in size. 1ST FLOOR: T3 APARTMENT: 76m² in size. Completely renovated in March 2022. Insulation, PVC double-glazed exterior windows with electric shutters, electrical system, plumbing, painting, heating, bathroom, toilet, and fitted kitchen. This apartment is currently rented furnished. The attic has a floor area of 55m², with water and electricity connections ready. These lofts can be converted. 3 water meters and 2 electric meters. Compliant individual sanitation system. Ecoflo compact filter system installed in February 2022. 8 parking spaces Property tax: €418/year Energy rating: D Price: €160,000 including fees Contact: Danielle STEENS: 06 28 49 44 22 Commercial agent: SIRET no.: 398 390 831 000 53 Fees and charges :

