

359 000 €

Contact agency

Agence BBii

30 rue Mgr A.Daumas

06300 Nice

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

For sale apartment

3 rooms

Surface : 84 m<sup>2</sup>

Surface of the living : 40 m<sup>2</sup>

Year of construction : 1989

Exposition : Sud

View : Citadine

Hot water : Individuelle électrique

Inner condition : GOOD

Standing : residential

Building condition : GOOD

Features :

CARETAKER, lift, CALM, AIR

CONDITIONING, double glazing, POOL,

Volets roulant électrique, gated

2 bedroom

3 terraces

1 shower

1 WC

1 garage

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

17/07/2024 - Prix T.T.C



### Apartment 8741-02 Nice

NICE SAINT ROCH : SWIMMING POOL! TERRACE, CELLAR, GARAGE! TO DISCOVER ! In a beautiful luxury residence with swimming pool, Superb 3 room apartment of 84 m<sup>2</sup> with 2 terraces of 26 m<sup>2</sup>. It consists of: hall with storage, large living room/living room, separate fitted kitchen, bathroom, separate toilet, storage, air conditioning, Elevator. Energy Class: D - €159,000 HAI Agency fees payable by the seller No procedure in progress Annual charges: €1,048 average charges/year (cold water, co-ownership maintenance) Property tax €768 per year Well in co-ownership. BBii Agency - 04 97 22 24 83 - 06 62 66 80 00

Fees and charges :

Annual current expenses 3 216 €

Well condominium

198 lots in the condominium 359 000 € fees included

