

116 400 €

Contact agency

Agence BBii

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For sale apartment

3 rooms

Surface : 69 m<sup>2</sup>

Surface of the living : 16 m<sup>2</sup>

Year of construction : 1970

Exposition : Ouest

View : Citadine

Hot water : Collective

Inner condition : excellent

Building condition : GOOD

Features :

lift, CALM, AIR CONDITIONING, double glazing, gated

2 bedroom

1 terrace

2 showers

1 WC

1 parking

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

07/01/2025 - Prix T.T.C



### Apartment 8639-50 Nice

NICE SAINT ROCH : BUSY LIFE ANNUITY! Very beautiful 3 rooms m<sup>2</sup> approximately: hall, living room, fitted independent kitchen, 2 bedrooms, bathroom, separate toilet, storage, Beautiful quiet terrace of 25 m<sup>2</sup> (West), Balcony 12 m<sup>2</sup> (East), cellar, garage SS. This apartment is sold as a Life annuity occupied by 1 head 81 years old, Market Value €245,000 - BOUQUET €139,700 HAI, monthly ANNUITY €402/month. Located near Place Saint Roch with amenities and tramway. Energy class EC BBii Agency Isabelle MALLEON 04 97 22 24 83 - 06 62 66 80 00 - www.bbii.fr Agency fees payable by the seller No procedure in progress Annual charges: €2,400 average charges/year (cold water, hot water, heating) Property in co-ownership Commercial agent registered with the RSAC of Nice under the Siret number: 523 835 346 000 17

Fees and charges :

Annual current expenses 2 580 €

Well condominium

120 lots in the condominium 116 400 € fees included

