

215 000 €

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 : 49 m<sup>2</sup>

Surface of the living : 15 m<sup>2</sup>

Year of construction : 1904

Exposition : Sud nord

View : Citadine

Hot water : Individuelle électrique

Inner condition : GOOD

Standing : residential

Building condition : GOOD

Features :

CALM, double glazing, Manual shutters

2 bedroom

1 terrace

1 shower

1 WC

1 cellar

Document non contractuel

14/03/2025 - Prix T.T.C



Agence BBii

### Apartment 8885 Nice

3-room apartment of 49m<sup>2</sup> on the ground floor with 25m<sup>2</sup> terrace and 12m<sup>2</sup> cellar located on rue Jean André in a very quiet yet central environment. The apartment is on the ground floor in a small building in the St Roch district between the church and the Riquier train station. The accommodation is composed of: - Two very bright bedrooms, - A living room - A bathroom with double sink unit/drawers, storage column, WC, shower with sliding screen. - A fully equipped kitchen - A large covered terrace of 25m<sup>2</sup> not overlooked The apartment also has a cellar of approximately 12m<sup>2</sup>. The common areas of the building were renovated in 2019. The apartment was renovated in 2017 (painting, electricity, flooring...) Entrance to the building is via a Vigik badge or the intercom. The location is very good since it is a 10-minute walk from Riquier station to go towards Monaco or St Laurent du Var and 70m from the tram stop. The apartment is on a one-way street with little traffic and free parking in the area. All amenities are nearby with bank, bakery, restaurant, supermarket, doctor, school, pharmacy... Property tax: €970 Charges: €133/month The accommodation is currently empty and was previously rented for €1,150 CC / month, i.e. a gross profitability of 6.42% for a price of €215,000

Fees and charges :

Annual current expenses 1 560 €

Well condominium

9 lots in the 5 000 € fees in

