



344 000 €

**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 : 64 m<sup>2</sup>**

**Exposition : Est**

**Hot water : Individuelle électrique**

**Features :**

CALM, AIR CONDITIONING, double glazing

2 bedroom

2 showers

1 WC

**Energy class (dpe) : D**

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

Document non contractuel

17/08/2024 - Prix T.T.C

## Apartment 8043 33 Nice

We sell, in old Nice, near the Sainte Réparate cathedral and the courthouse, A 3-room apartment of 64.04 m<sup>2</sup> carrez composed as follows. An entrance opening directly onto the main room, independent kitchen without fitted door, 2 adjoining bedrooms with their respective showers, cupboards, a toilet and 2 mezzanines. A first of 7 m<sup>2</sup> for exclusively storage and the second of 8 m<sup>2</sup> close to 1m80 high that can be used as an extra bedroom. Rental investment Luminous Energy class: in progress GHG: ongoing low load Annual land: 600 € €118,000 HAI (Agency fees included). Please contact : Jordan GALY at: 06.99.29.98.54 // 04.97.22.24.83 www.bbii.fr Commercial agent registered with RSAC Nice SIRET: 829 481 702 00018 Your BBii agent

Fees and charges :

Well condominium

344 000 € fees included