

366 000 €

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 : 73 m<sup>2</sup>

Surface of the living : 19 m<sup>2</sup>

Year of construction : 1981

Exposition : Sud nord

View : Mer

Hot water : Collective

Inner condition : GOOD

Standing : residential

Building condition : GOOD

Features :

lift, CALM

2 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar

Document non contractuel

04/02/2025 - Prix T.T.C



## Apartment 8815-3 Vence

In absolute calm, large 3-room air-conditioned apartment on the 3rd and top floor of a sought-after residence close to the city center with cellar and parking This beautiful and bright 3-room apartment facing SOUTH is located in a beautiful residence with a large park. The apartment is absolutely quiet. You can eat without disturbance on the terrace of approximately 20m<sup>2</sup> facing SOUTH without direct vis-à-vis with a view of the sea The terrace also has a view of the Vence hills. No neighbors above you will be able to disturb you because the elevator will take you to the top floor of the residence. This dual-aspect apartment will allow you to enjoy spacious and bright rooms where you will find a beautiful and large entrance with built-in cupboard serving all the rooms in the apartment. It is composed of 2 beautiful bedrooms, a fitted shower room, a separate toilet and a large fitted kitchen, big enough to eat as a family. It is also possible to carry out work to make it an open kitchen into the living room and thus benefit from a large living space of almost 35m<sup>2</sup> with 2 accesses to the terrace. The 2 bedrooms are equipped with cupboards and bay windows with electric roller shutters. The bathroom has a towel dryer, a large sliding window, a large glass wall unit and a large worktop under which you will find the connections for a washing machine. The wall-hung toilet has a large window and a washbasin. The living room, which is pleasantly large and well-sized, allows you to move around towards the kitchen and the entrance hall. The terrace is accessible via a large glass wall unit. It is also equipped with a table and chairs. The living room and kitchen are up to date. A property located in a residence of 16 apartments, the special agent is Grégoir Montagut, commercial agents (I



Grasse under number 019 521 639, reachable on 07 66 396 036 mandate no. 8815 Price of the property €370,000 HAI Price of the property excluding fees €349,500 Fees including tax €20,500 Fees payable by the seller

www.twinimo.com

Fees and charges :

Annual current expenses 4 800 €

Well condominium

