

120 000 €

Contact agency

Agence BBii

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For sale apartment

Surface of the living : 18 m<sup>2</sup>

Year of construction : 1970

Exposition : Nord est

View : Sans vis à vis

Hot water : Collective

Inner condition : renovated

Features :

lift, CALM, garden, double glazing, Volets  
roulant manuel, gated



### Apartment 8834-4 Nice

Studio 18m2, beach on foot Magnan district at 30 avenue de la Bornala, 10 minutes walk from the Promenade des Anglais Pleasant studio renovated this summer, located on the 4th floor with elevator Quiet, bright, NOT OVERLOOKED, large bay window with double glazing and green view. Total charges of approx. €80/month Collective hot water with individual meter Entrance to the condominium secured by an intercom and a Vigik SURROUNDING AREA Close to the Promenade des Anglais and the beaches (10 mins walk) Amenities at the foot of the condominium (pharmacy, pizza, mini-markets, bus stop, bakery, gym, hairdresser, technical inspection, garage, blue bike, etc.) The Carlone campus with the Faculty of Law and Literature is a 10-minute walk away. Access to the motorway, airport and Nice Ville train station 10 minutes by car and expressway nearby EQUIPMENT Shower room with shower, sink, washing machine space, storage and toilet Equipped kitchen with electric hobs Built-in closet and ceiling fan with light in living room GOOD RENTAL YIELD For information, accommodation currently rented for €625 CC, i.e. a profitability of 5.75% for a sale price of €120,000 + €9,900 notary fees. The current tenant will leave on July 1, 2025 PARKING OPTION Possibility of selling a parking space in the basement of the residence for €20,000 (currently rented for €90/month)

Document non contractuel

21/02/2025 - Prix T.T.C

