

159 000 €

Contact agency

Agence BBii

30 rue Mgr A.Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

For sale apartment

1 room

Surface : 25 m<sup>2</sup>

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

Year of construction : 1970

Exposition : Ouest

View : Citadine

Hot water : Individuelle électrique

Inner condition : GOOD

Building condition : GOOD

Features :

lift, CALM, AIR CONDITIONING

1 bathroom

1 WC

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

05/01/2025 - Prix T.T.C



### Apartment 8656-39 Nice

NICE CARRAS CALIFORNIA: ! A FEW MINUTES FROM THE SEA! SEA PREVIEW! BALCONY! STUDIO 28 m<sup>2</sup>, pleasant and bright, living room with open fitted kitchen, bathroom with WC, storage space, 2 m<sup>2</sup> balcony, cellar. Air conditioning, blind, very pleasant in a quiet location on the courtyard side. A REAL OPPORTUNITY IDEAL INVESTOR OR VACATIONER! TO VISIT ! Energy Class D - €164,000 HAI - Located near the BEACH, convenience and tram line 2 Agency fees payable by the seller No procedure in progress Annual charges: 1800€ average charges / year (cold water, heating, co-ownership maintenance) Well in co-ownership. BBii Agency - Isabelle MALLEON - 06 62 66 80 00

Fees and charges :

Annual current expenses 1 800 €

Well condominium

159 000 € fees included

