

Price on request

Buying apartment

1 room

Surface : 20 m²

Surface of the living : 16 m²

Year of construction : 1980

Exposition : Nord est

View : Campagne

Hot water : Collective

Inner condition : good

Standing : residential

Building condition : good

Features :

lift, calm, air conditioning, double glazing,

Volets roulant manuel, gated

1 bedroom

1 terrace

1 shower

1 WC

1 parking

Document non contractuel

07/12/2025 - Prix T.T.C

Grégoire Montagnac
Tel : 07 88 398 038



Apartment 8835-3 Nice

Back on the market: furnished studio, 20m² with a private terrace, sold rented + parking also rented – gross yield: 5.3% Magnan neighborhood at 30 avenue de la Bornala Charming fully renovated furnished studio of 20m² on the 4th floor with elevator Quiet, bright, no overlooking neighbors, green views. Close to the Promenade des Anglais and beaches Quick access to the highway nearby Amenities right at the doorstep (pharmacy, pizza, convenience stores, bus stop, bakery, gym, hairdresser, vehicle inspection, garage, blue bike station, etc.) 10 minutes on foot: Law and political science faculty, Carlone campus, tramway, beach and sea The rent received for the studio is €636 including charges. Charges are approximately €120 / month The rent received for the parking spot is €91 including charges. Charges are approximately €25 / month Property tax is €580 / year The gross yield indicated is based on a sale price of €137,000 10 minutes by car to the city center with Nice Etoile, the airport, and highway access The building entrance is secured with an intercom and a Vigik system More information available upon request Advertisement issued under the editorial responsibility of Grégoire Montagnac Commercial agent registered in the special register of

Commercial Court of Grasse under number 819
date No. 8835 Property price €137,000
€137,000 Fees VAT included €0 Fees



3 AGENCES A VOTRE SERVICE - Téléphone 04 97 22 24 83 - Siège : 30 rue Mgr A.Daumas - 06300 Nice
7 Quai du vieux port - 06 230 Saint Jean Cap Ferrat / Montohan 22480 Canihuel

Document non contractuel - Barème de prix disponible sur notre site internet

SIRENT 51396597000025 - SARL capital 15 000€ - CPI 0605 2018 000 034 099 Délivrée par la CCI NICE COTE DAZUR - LLOYD'S G.F. LEGA
104317 : 110 000€ - RCP LEG 103904