

## Price on request

### Buying apartment

2 rooms

Surface : 61 m<sup>2</sup>

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

Year of construction : 1978

Exposition : Est ouest

View : Citadine

Hot water : Collective

Inner condition : excellent

Building condition : good

### Features :

concierge, lift, calm, air conditioning,  
Volets roulants électriques, double glazing,  
gated

1 bedroom

1 terrace

1 shower

1 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

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



## Apartment 8953/f Nice

NICE SAINT-ROCH : LARGE VERANDA! CERTAIN TO FALL IN LOVE! garage option available! Located in a residence with a caretaker, on the second-to-last floor, corner unit, beautiful 2/3-room apartment with through ventilation, comprising: Living room and bedroom opening onto a west-facing balcony with no overlooking neighbors, dining area, open kitchen, and a lovely, spacious 15.75 m<sup>2</sup> veranda, balcony with laundry space, bathroom with toilet, dressing room, cellar, garage option available. Through apartment, reversible air conditioning, double glazing, balcony, veranda terrace, electric and manual blinds on the west side (recent), mosquito screens, reinforced 5-point door, excellently laid out with high-quality materials, no work needed. Apartment size according to Carrez law: 45 m<sup>2</sup> + 15 m<sup>2</sup> veranda. Energy rating D - A must-see quickly €164,000 agency fees included Agency fees paid by the seller No ongoing legal procedures. Annual charges: €1,740 average per year for all collective costs (cold water, hot water, heating) Property is co-owned BBii Agency - Isabelle MALLEON - 04 97 22 24 83 - 06 62 66 80 00

Fees and charges :



**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 D'AZUR - LLOYD'S G.F. LEGA  
104317 : 110 000€ - RCP LEG 103904