

## Price on request

### Buying apartment

4 rooms

Surface : 73 m<sup>2</sup>

Surface of the living : 34 m<sup>2</sup>

Year of construction : 1983

Exposition : Sud

View : Aperçu mer

Hot water : Individuelle électrique

Inner condition : good

Building condition : good

### Features :

lift, calm, double glazing, gated

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

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



## Apartment 8969/c Nice

NICE EAST – MONT-GROS HILL: Exclusive BBii Listing – A MUST SEE!

APARTMENT with optional garage available for extra! In a secure residence equipped with cameras, currently undergoing significant upgrades and improvements, charming 3-bedroom apartment spanning 73 m<sup>2</sup> on a high floor with clear views, glimpses of the sea and city. Consisting of an entrance hall, living room opening onto a 6 m<sup>2</sup> south-facing terrace with no overlooking neighbors, fitted open-plan kitchen, 3 bedrooms, storage room, bathroom, separate WC, optional garage. Elevator, shared parking, motorcycle storage, key fob, remote control. (Neighborhood undergoing major redevelopment with 190 homes demolished, 410 renovated, close to the future tram, motorway, and amenities) Energy Rating C – €172,000 Agency Fees Included – A MUST DISCOVER: very peaceful residence surrounded by nature! Children's play area, vegetable garden BBii Agency – 04 97 22 24 83 – www.bbii.fr Agency fees payable by the seller No ongoing legal proceedings Annual charges: €2100 average/year (cold water, maintenance, gate, cameras, green spaces) Co-ownership with 91 lots 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