

Price on request

Buying apartment

4 rooms

Surface : 87 m²

Surface of the living : 20 m²

Year of construction : 1980

Exposition : Sud nord

View : Citadine

Hot water : Individuelle électrique

Inner condition : good

Building condition : Ravalement fait

Features :

lift, calm, air conditioning, electric shutters

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

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



Apartment 8979/A Nice

NICE SAINT ROCH VAUBAN: SOUTH-FACING TERRACE! GARAGE INCLUDED! MUST SEE QUICKLY! Beautiful and spacious 4-room apartment, EAST-WEST facing, 87 m², located near the Vauban stadium. It features: an entrance with storage, a lovely bright living/dining room opening onto a covered terrace, an independent fitted and equipped kitchen, bathroom (bathtub, sink), separate toilet, 3 bedrooms including one with storage and shower room, hallways with a utility closet, closed garage in the basement with cellar. Recently renovated facade, security door, air conditioning, double glazing, south exposure, Close to all amenities. RARE OPPORTUNITY! Energy Class C – €390,000 including agency fees Agency fees payable by the seller No ongoing legal procedures Annual charges: €2,112 average per year (building maintenance, cold water) Co-ownership property. Agence BBii – 04 97 22 24 83 – 06 62 66 80 00 – Fees and charges :

Annual current expenses 2 112 €

Well condominium



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