

Price on request

Buying apartment

2 rooms

Surface : 61 m²

Surface of the living : 18 m²

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

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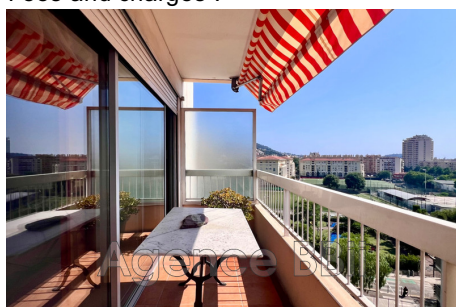
14/12/2025 - Prix T.T.C



Apartment 8953/f Nice

NICE SAINT-ROCH: LARGE VERANDA! A SURE FAVORITE! Garage option available! Located in a building with a caretaker, on the second-to-last floor, corner unit, a beautiful 2/3-room apartment with cross-ventilation, comprising: Living room and bedroom opening onto a west-facing balcony with no overlooking neighbors, dining area, open kitchen, and a stunning, spacious 15.75 m² veranda, balcony with laundry area, bathroom with WC, dressing room, cellar, garage option available. Cross-ventilated, reversible air conditioning, double glazing, balcony, veranda terrace, recent electric and manual blinds on the west side, mosquito screens, reinforced 5-point door, very well laid out with quality materials, no work needed. Living area according to Carrez law: 45 m² + 15 m² veranda. Energy class 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 yearly charges, all collective (cold water, hot water, heating) Co-ownership property Jordan GALY at: 06.99.29.98.54 www.bbii.fr Commercial agent registered with RSAC Nice SIRET: 829 481 702 00042 Your BBii agent

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