

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

14/12/2025 - 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, ****SOUTH/NORTH CROSS-VENTILATED****, measuring 87 m², located near Vauban Stadium. It includes: an entrance with storage, a lovely bright living/dining room opening onto a covered terrace, a separate fitted and equipped kitchen, bathroom (bathtub, basin), separate WC, 3 bedrooms including one with storage and a shower room, hallways with a pantry, closed garage in the basement with cellar. Recently renovated facade, security door, air conditioning, double glazing, south exposure, Close to all amenities. RARE FIND! Energy class C - €390,000 including agency fees Agency fees charged to the seller No ongoing legal proceedings Annual charges: €2,112 average per year (building maintenance, cold water) Property part of a co-ownership. 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 :

Annual current expenses 2 112 €



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