# BBII Bérenguer & Bérenguer immobilier international

# www.bbii.fr € 04 97 22 24 83 ≤ bbii.immo@gmail.com

## 120 000 €

### **Buying apartment**

Surface of the living : 18 m<sup>2</sup> Year of construction : 1970 Exposition : Nord est View : Sans vis à vis Hot w ater : Collective Inner condition : renovated

### Features :

lift, calm, garden, double glazing, Volets roulant manuel, gated

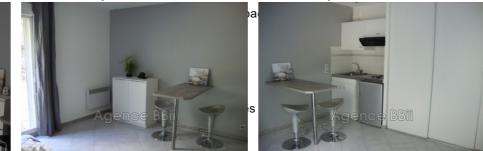
Document non contractuel

15/01/2025 - Prix T.T.C



Apartment 8834-2 Nice

Studio 18m2, beach on foot Magnan district at 30 avenue de la Bornala, 10 minutes walk from the Promenade des Anglais Pleasant studio renovated this summer, located on the 4th floor with elevator Quiet, bright, NOT OVERLOOKED, large bay window with double glazing and green view. Total charges of approx. €80/month Collective hot water with individual meter Entrance to the condominium secured by an intercom and a Vigik SURROUNDING AREA Close to the Promenade des Anglais and the beaches (10 mins walk) Amenities at the foot of the condominium (pharmacy, pizza, mini-markets, bus stop, bakery, gym, hairdresser, technical inspection, garage, blue bike, etc.) The Carlone campus with the Faculty of Law and Literature is a 10-minute walk away. Access to the motorway, airport and Nice Ville train station 10 minutes by car and expressway nearby EQUIPMENT Shower room with shower, sink, washing machine space, storage and toilet Equipped kitchen with electric hobs Built-in closet and ceiling fan with light in living room GOOD RENTAL YIELD For information, accommodation currently rented for €625 CC, i.e. a profitability of 5.75% for a sale price of €120,000 + €9,900 notary fees. The current tenant will leave on July 1, 2025 PARKING



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

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SIRENT 51396597000025 - SARL capital 15 000€ - CPI 0605 2018 000 034 099 Délivrée par la CCI NICE COTE DAZUR - LLOY D'S G.F. LEGA

104317 : 110 000€ - RCP LEG 103904