

129 000 €

**Buying apartment**

3 rooms

Surface : 69 m<sup>2</sup>

Surface of the living : 16 m<sup>2</sup>

Year of construction : 1970

Exposition : Ouest

View : Citadine

Hot water : Collective

Inner condition : excellent

Building condition : good

**Features :**

lift, calm, air conditioning, double glazing,  
gated

2 bedroom

1 terrace

2 showers

1 WC

1 parking

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

19/09/2024 - Prix T.T.C



## Apartment 8639-38 Nice

NICE SAINT ROCH : BUSY LIFE ANNUITY! Very beautiful 3 rooms m<sup>2</sup> approximately: hall, living room, fitted independent kitchen, 2 bedrooms, bathroom, separate toilet, storage, Beautiful quiet terrace of 25 m<sup>2</sup> (West), Balcony 12 m<sup>2</sup> (East), cellar, garage SS. This apartment is sold as a Life annuity occupied by 1 head 81 years old, Market Value €245,000 - BOUQUET €139,700 HAI, monthly ANNUITY €402/month. Located near Place Saint Roch with amenities and tramway. Energy class EC BBii Agency Isabelle MALLEON 04 97 22 24 83 - 06 62 66 80 00 - www.bbii.fr Agency fees payable by the seller No procedure in progress Annual charges: €2,400 average charges/year (cold water, hot water, heating) Property in co-ownership Commercial agent registered with the RSAC of Nice under the Siret number: 523 835 346 000 17

Fees and charges :

Annual current expenses 2 580 €

Well condominium

120 lots in the condominium 129 000 € fees included



**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 DAZUR - LLOYD'S G.F. LEGA  
104317 : 110 000€ - RCP LEG 103904