

599 000 €

Contact agency

Agence BBii

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For sale villa

4 rooms

Surface : 175 m<sup>2</sup>

Surface of the living : 22 m<sup>2</sup>

Surface of the land : 2000 m<sup>2</sup>

Year of construction : 1965

Exposition : Est ouest

View : Campagne

Hot water : Gaz

Inner condition : excellent

External condition : exceptional

Couverture : tiling

Features :

2 terraces, Automatic gate, Bedroom on ground floor, CALM, garden sheds

3 bedroom

2 terraces

2 bathrooms

2 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel

11/04/2025 - Prix T.T.C



### Villa 8714/31 Peillon

BERRE LES ALPES: SUNNY IN THE FULL NATURE! UNDER COMPROMISE ! VERY PRETTY MODERN AND ECOLOGICAL VILLA with ITS POOL, ITS MAGNIFICENT VIEW, this property will seduce you AND WILL CATCH YOUR ATTENTION..... RARE ON THE MARKET.... Isabelle MALLÉON, exclusively offers you a SUPERB 4-room HOUSE. With a living area of 135 m<sup>2</sup> on one level, this eco-responsible villa, very well insulated, energy efficient, offers spacious, pleasant and bright living spaces. The living room with its large bay windows opens onto a beautiful solid wood terrace which invites you to relax for long summer evenings. The fitted kitchen is discreetly integrated into this beautiful living space. A large master suite with private fitted bathroom (shower, double sink, storage) offers intimate comfort. On the opposite side we discover 2 other bedrooms, bathroom, separate toilet, a dressing room, separate toilet, office. The 2500 m<sup>2</sup> flat land is decorated with a swimming pool, fenced with its electric gate and several parking spaces are at your disposal THIS FAVORITE VILLA! INTEGRATED INTO NATURE WILL BE SURE TO SURPRISE YOU. TO DISCOVER ! €699,000 HAI - EC Energy Class Date of diagnosis carried out on Agency fees payable by the seller Your advisor Isabelle MALLÉON BBii agency - 04 97 22 24 83 - isabelle.malleon@gmail.com Commercial agent registered with the RSAC of Nice under the Siret number: 522 825 246 000 25

