

549 000 €

Contact agency

Agence BBii

30 rue Mgr A.Daumas

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For sale villa

5 rooms

Surface : 117 m²

Surface of the living : 32 m²

Surface of the land : 590 m²

Year of construction : 1980

Exposition : Sud

View : Jardin

Hot water : Thermodynamique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

POOL, electric shutters, 2 terraces,
Bedroom on ground floor, CALM, Jeux
d'enfants

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

04/02/2025 - Prix T.T.C



Villa 8842 Blausasc

BLAUSASC: BEAUTIFUL SUNNY VILLA IN THE MIDDLE OF NATURE! This eco-responsible villa, full of beautiful energies, has a perfect location for anyone wishing to live in peace and quiet in a green setting while remaining close to all amenities, disconnect from the hustle and bustle of city life while remaining close to Nice and Monaco, and enjoy the quality of life of a dynamic town perfect for children, sportspeople and retirees! In a particularly peaceful setting, this villa offers spacious living spaces. The vegetation is lush, the garden, with its swimming pool, green spaces and vast terraces, creates an open and welcoming concept between the interior and the exterior. This villa is perfect for working in peace, entertaining friends or relaxing after a busy day, reconnecting with nature...! With its 130 m² living space, it has a perfect layout, optimized spaces, insulation offering thermal comfort and energy savings. This house, partly clad in wood, pleasant and bright, offers you a 50 m² living room/lounge opening onto a beautiful 70 m² Accoya wooden terrace which invites you to relax for long summer evenings. The fitted and equipped kitchen is discreetly integrated into this beautiful living space. On the same level (ground floor) a first bedroom gives you access to all the spaces. In the privacy of the garden side, a large master suite with private bathroom, separate toilet, dressing room, overlooking the garden, an ideal place to contemplate nature while enjoying breakfast in the shade of the olive trees. On the



wooden terrace guaranteed for 50 years (does not heat up in the sun and does not splinter!) a 5 m3 rainwater recovery tank, part of the roof can be used as a roof terrace, roof checked, possibility of extension (more than 130m² remaining in the PLU) THIS VILLA IS A FAVORITE! INTEGRATED INTO NATURE WILL SURELY SURPRISE YOU. TO DISCOVER! €895,000 HAI - Energy Class C Estimated expenditure €1085 - €1467 Date of diagnosis: 05/22/2023 Agency fees payable by

the seller Your advisor Isabelle BBii agency - 06 62 66 80 00 Contact us now to
arrange a viewing and see this villa for yourself.

Fees and charges :

549 000 € fees included