

424 000 €

Contact agency

Agence BBii

30 rue Mgr A.Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

For sale mansion

15 rooms

Surface : 300 m<sup>2</sup>

Surface of the living : 57 m<sup>2</sup>

Surface of the land : 7476 m<sup>2</sup>

Year of construction : 17<sup>ème</sup> siècle

Exposition : Est ouest

View : Campagne

Hot water : Electrique

Inner condition : excellent

External condition : exceptional

Couverture : slate

Features :

fireplace, double glazing, DRESSING,

Laundry room, Bedroom on ground floor,

CALM, garden sheds

7 bedroom

2 bathrooms

3 showers

6 WC

3 garage

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : C

Document non contractuel

26/01/2025 - Prix T.T.C



## Mansion 8507-15 Canihuel

Very close to St Nicolas du Pelem and amenities, I offer you this exceptional property made up of several 17th century buildings A 185 m<sup>2</sup> "manor house" type longère: entrance into a 57 m<sup>2</sup> living room with fireplace, kitchen, master bedroom and 1 separate toilet. 1 adjacent laundry room. 1st floor: 5 bedrooms including 1 with shower room and WC and 1 with bathroom and WC and 1 bathroom with WC for the other 3. 2nd floor: 1 attic bedroom with shower room and WC and 1 attic. A 90 m<sup>2</sup> farmhouse: entrance into a 54 m<sup>2</sup> living room with wood stove and open kitchen, laundry room, separate WC and 1 master bedroom. Upstairs: 1 sleeping area, 1 bathroom and 1 attic. Chalet of 24 m<sup>2</sup> with living room / kitchen, bathroom with WC and 1 sleeping area. 1 Outbuilding with bread oven of 21 m<sup>2</sup> - Carport for 3 cars and 1 garage Pond of 1800 m<sup>2</sup> all on land of 7476 m<sup>2</sup> 455,800 € HAI (fees charged to the seller) Christine CAROLLO-FORIR Tel: 06.07.34.80.13 - 04.97.22.24.83

Fees and charges :

424 000 € fees included

