## 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 ème siécle

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

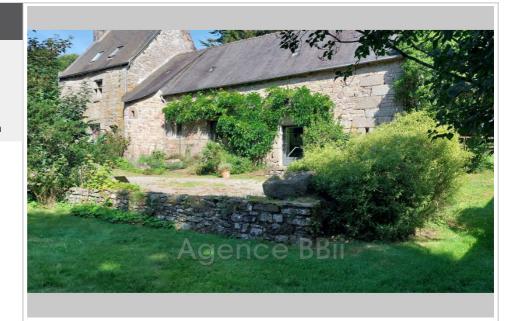
3 garage

1 parking

Energy class (dpe): D

Emission of greenhouse gases (ges) : C

22/04/2025 - Prix T.T.C



## Mansion 8507-22 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 m² "manor house" type longére: entrance into a 57 m² 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 m² farmhouse: entrance into a 54 m² 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 m² with living room / kitchen, bathroom with WC and 1 sleeping area. 1 Outbuilding with bread oven of 21 m² - Carport for 3 cars and 1 garage Pond of 1800 m² all on land of 7476 m² 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





