340 016 €

Contact agency Agence BBii 30 rue Mgr A.Daumas 06300 Nice 04 97 22 24 83 / bbii.immo@gmail.com

For sale house 7 rooms Surface : 302 m²

Surface of the living : 50 m² Surface of the land : 1228 m² Year of construction : 1920 Exposition : Sud Hot w ater : Electrique Couverture : tiling

Features :

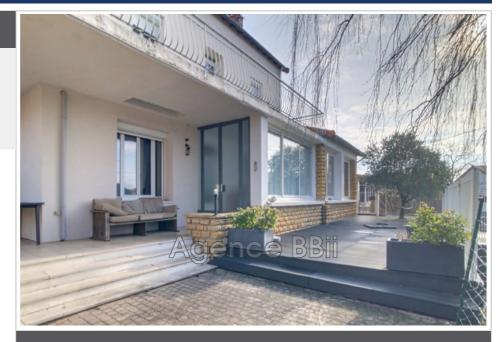
POOL, 2 terraces, Automatic gate, Bedroom on ground floor

7 bedroom 2 terraces 1 bathroom 3 show ers 4 WC 2 cellars

Energy class (dpe) : D Emission of greenhouse gases (ges) : C

Document non contractuel 28/02/2025 - Prix T.T.C





House 8871 Chauffailles

BBii offers you a stone's throw from the center of Chauffailles and all amenities, a spacious family home of approximately 236m², on a plot of 1228m², with a second adjoining house of 66m². Each with its own independent access The main house includes, on the ground floor, a fitted kitchen open to the living room and dining room built on 78m², a master suite with dressing room and bathroom-shower with WC, a bedroom with an office on the mezzanine The first floor has 4 large bedrooms, one of which has a shower room and shower room with WC. The attic is fitted with a gym and a cinema room The adjoining cottage consists of a kitchen, a living room with access to the garden, a pretty bedroom and a shower room with WC. The attic could be converted to increase the surface area. Heating: wood stove with diffuser for the upper floor, town gas boiler and pellet stove Roof monitoring in 2024 Exterior insulation done in October 2021 Allto-the-sewer An above-ground swimming pool, facing due south with a pretty terrace completes the space The house is located 2 minutes walk from Chauffailles station Price: €340,000 (fees included, payable by the seller) VOLLIN Sophie, Negotiator 06 72 73 02 76 Siret: 908 324 767 00015 Fees and charges :

340 016 € fees included



