

399 000 €

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 : 151 m<sup>2</sup>

Surface of the land : 2400 m<sup>2</sup>

Year of construction : 1967

Exposition : Est ouest

View : Campagne

Hot water : Electrique

Inner condition : to renovate

Couverture : tiling

Features :

2 terraces, Bedroom on ground floor,  
CALM

1 garage

2 parkings

1 cellar

Energy class (dpe) : B

Emission of greenhouse gases (ges) : F

Document non contractuel

24/11/2024 - Prix T.T.C



## House 8773/9 Saint-André-de-la-Roche

**SANT ANDRE DE LA ROCHE! L&#39;ABADIE:** Quiet and in a residential area - Large detached villa of 300m<sup>2</sup> including 151m<sup>2</sup> of living space, broken down as follows: On the ground floor a 3-room apartment with garage, terrace and balcony. On the lower level a three-room apartment with veranda, balcony and parking. On the garden level a studio apartment, workshop and cellars. All on a plot of land below the villa of approx. 2400 M<sup>2</sup>. South-West facing. Renovation work required - Ideally located on the hills 5 minutes from the motorway entrance. **MUST SEE!!!**

Fees and charges :

399 000 € fees included

