

## Price on request

### Contact agency

Agence BBii

30 rue Mgr A.Daumas

06300 Nice

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For sale house

4 rooms

Surface : 108 m<sup>2</sup>

Surface of the land : 1350 m<sup>2</sup>

Exposition : Sud nord

View : Montagne

Hot water : Thermodynamique

Inner condition : to modernize

External condition : GOOD

### Features :

Kitchen garden, cellar

2 bedroom

1 bathroom

1 WC

1 cellar

Energy class (dpe) : F

Emission of greenhouse gases (ges) : C

Document non contractuel

24/01/2026 - Prix T.T.C



## House 898805 Breil-sur-Roya

Looking to own a home near Breil-sur-Roya? Don't miss this beautiful detached house of 108 m<sup>2</sup> spread over two floors. Enjoying an ideal South-North orientation, this property benefits from natural light and breathtaking mountain views. The house features a separate kitchen, two bedrooms, and a bathroom. A 25 m<sup>2</sup> outbuilding (included in the living area) on the ground floor with a water point, as well as an 11 m<sup>2</sup> cellar (not included in the living area), complete the property. The interior space requires some renovation work to fully reveal its charm and potential. This is a true haven of peace waiting for you in this idyllic setting. This property is offered at the price of \*\*€299,985\*\* including agency fees. Energy rating: 392 F (installing air conditioning would improve this to 217, which corresponds to a D rating) GES: 13 C Energy audit pending. Land area 1,350 m<sup>2</sup> Jordan GALY at: 06.99.29.98.54 [www.bbii.fr](http://www.bbii.fr) Commercial agent registered with RSAC Nice SIRET: 829 481 702 00042 Your BBii agent

Fees and charges :

