

**Price on request**

**Contact agency**

**Agence BBii**

30 rue Mgr A. Daumas

06300 Nice

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

**For sale house**

**4 rooms**

**Surface : 80 m²**

**Surface of the living : 41 m²**

**Surface of the land : 860 m²**

**Year of construction : 1960**

**Exposition : Sud ouest**

**View : Campagne**

**Hot water : Pompe a chaleur**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : slate**

**Features :**

POOL, electric shutters, 2 terraces,  
Automatic gate, Bedroom on ground floor,  
CALM

3 bedroom

1 terrace

1 shower

1 WC

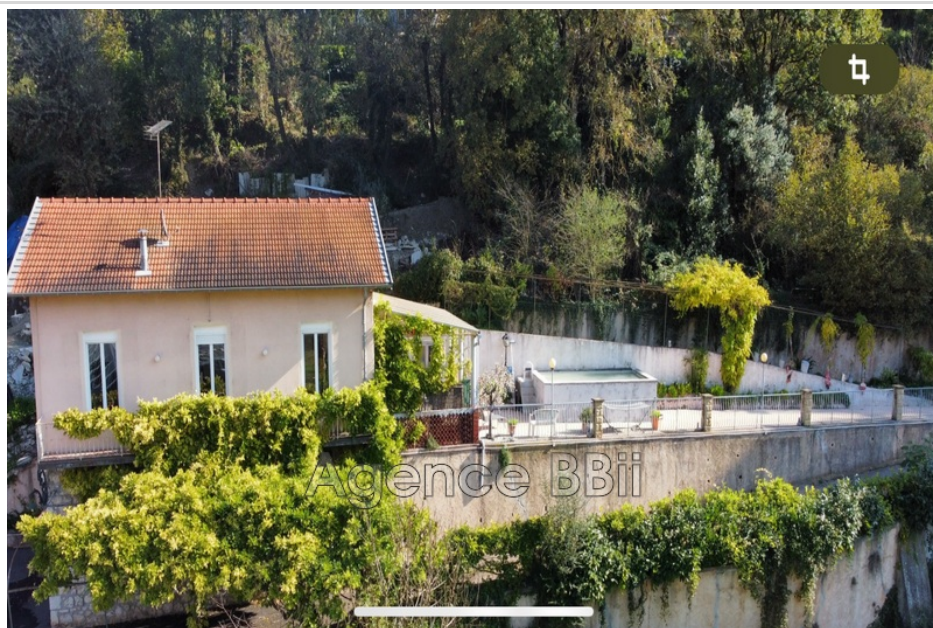
1 garage

7 parkings

3 cellars

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : A**



### House 8813/22 Blausasc

**BLAUSASC LA POINTE - MUST-SEE! GREAT POTENTIAL! 80m² GARAGE, POOL!**  
Energy Class B! In a small cul-de-sac with automatic gate, Beautiful bright 3/4 detached house on one level 80 m² with garage 80 m² (workshop possible) comprising: hall, fitted kitchen open to the living room, lounge (formerly bedroom) of 17 m² with fireplace, 2 bedrooms, one of which is used as a dressing room, bathroom, separate toilet, flowered balcony of 10 m² and superb covered terrace of 22 m² facing south with its kitchen area. This villa has a small swimming pool (formerly a pond), a garage located on the ground floor of 80m² with a ceiling height of 4.60, possibility of parking several vehicles. All on a plot of approximately 860 m², flat, not overlooked, surrounded by greenery, a few minutes' walk from Pointe de Contes, schools, transport and all shops. Ideal for professionals needing a workshop or garage, or 2 families wanting to convert the garage into an apartment. In excellent condition, double glazing, heat pump, very good insulation, Somfy electric roller shutter, Energy Class B (annual consumption between €590 and €798) - €469,000 including tax - BBii Agency Isabelle MALLEON 06 62 66 80 00 - 04 97 22 24 83

**Fees and charges :**

