

## 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 à 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 8813/24 Blausasc

BLAUSASC LA POINTE - MUST SEE! GREAT POTENTIAL! 80m² GARAGE, SWIMMING POOL! Energy Class B! Located in a quiet dead-end street with an automatic gate, beautiful bright single-story detached house of 80 m² with a 80 m² garage (possible workshop), comprising: entrance hall, fitted kitchen open to the living room, lounge (formerly a bedroom) of 17 m² with fireplace, 2 bedrooms, one currently used as a dressing room, bathroom, separate toilet, 10 m² balcony full of flowers, and a lovely 22 m² covered south-facing terrace with a kitchen area. This villa also features a small swimming pool (formerly a basin), and a ground-floor garage of 80 m² with a ceiling height of 4.60 m, offering space to park multiple vehicles. All set on a flat plot of approximately 860 m², overlooking greenery without any direct neighbors, just a few minutes' walk from La Pointe de Contes, schools, transportation, and all shops. Perfect for professionals needing a workshop or garage, or for two families wishing to convert the garage into an apartment. In excellent condition, double glazing, heat pump, very good insulation, electric Somfy roller shutters, Energy Class B (annual costs between €590 and €798) - €469,000 agency fees included - BBii Agency Isabelle MALLEON 06 62 66 80 00 - 04 97 22 24 83

Fees and charges :

