

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 villa

4 rooms

Surface : 175 m²

Surface of the living : 22 m²

Surface of the land : 2000 m²

Year of construction : 1965

Exposition : Est ouest

View : Campagne

Hot water : Gaz

Inner condition : excellent

External condition : exceptional

Couverture : tiling

Features :

2 terraces, Automatic gate, Bedroom on ground floor, CALM, garden sheds

3 bedroom

2 terraces

2 bathrooms

2 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel

25/10/2025 - Prix T.T.C



Villa 8714/44 Peillon

PEILLON: SUNNY IN THE HEART OF NATURE! A TRUE FAVORITE! BEAUTIFUL VILLA WITH STUNNING VIEWS OVER THE VILLAGE OF PEILLON! This property will charm you AND CAPTIVATE YOUR ATTENTION..... RARE ON THE MARKET...A MUST SEE! The BBii agency offers you this GORGEOUS 4/5-ROOM VILLA with a 175 m² living area, nestled in complete tranquility, featuring spacious, pleasant, and bright living spaces. Every room opens onto a lovely terrace (60 m²) that invites relaxation for long summer evenings with views of the charming village of Peillon. It consists of: On the garden level, an entrance hall, living room, separate fitted kitchen, independent toilets, bathroom, three bedrooms including a large private master suite with a shower room (shower, sink, toilet) offering intimate comfort. On the ground floor: a 20 m² outbuilding, boiler room, shower, cellar, large 31 m² garage, workshop, and numerous parking spaces complete this property. The 2,000 m² fenced land with electric gate, chicken coop, and workshop are at your disposal. Numerous features enhance this villa: aluminum double glazing with mosquito screens, blinds, air conditioning, solar electric fencing, septic tank up to standard, solar lighting, alarm system. THIS CHARMING VILLA, SURROUNDED BY NATURE, WILL DEFINITELY SURPRISE YOU. A MUST SEE! €575,000 INCLUDING FEES - Energy Class E Diagnostic report date: 04/20/2024 Agency fees payable by the seller. Your advisor Isabelle MAILLÉON, BBii agency, 06 62 66

