

**Price on request**

**Contact agency**

**Agence BBii**

30 rue Mgr A. Daumas

06300 Nice

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**For sale house**

**6 rooms**

**Surface : 168 m²**

**Surface of the living : 32 m²**

**Surface of the land : 601 m²**

**Year of construction : 1971**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Kitchen garden, cellar

4 bedroom

1 bathroom

2 showers

2 WC

1 garage

1 cellar

**Energy class (dpe) : F**

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

Document non contractuel

03/09/2025 - Prix T.T.C



### House 8977 Chauffailles

Located just a few steps from the town center of Chauffailles and its amenities, this charming house built in 1971 will captivate you with its spaciousness, natural light, and potential. Set on a beautifully landscaped 601 m² plot, this house with a basement is laid out as follows: A full basement including a garage, a cellar, a laundry room with shower, a separate toilet, as well as a summer kitchen with an adjoining living area. Upstairs, the entrance hall with built-in closets leads to a fitted kitchen, a bright and spacious living room with balcony access, 3 bedrooms with wooden floors, a bathroom, and a separate toilet. The attic, already equipped with a shower room and toilet, offers a generous space that can be used as one or two bedrooms, or as a playroom. Features: Electric heating Connected to the main sewer system Quiet, residential area Close to shops and schools Energy Rating F / C An ideal home for a family looking for space and peace, while remaining close to the town center. A must-see! Feel free to contact us to receive a virtual tour of the property. You can now click on the link below to access my calendar: <https://calendar.app.google/2cMB3GiPt55LeZVK6> Price: €168,000 (fees included, payable by the seller) Sophie VOLLIN, Negotiator 06 72 73 02 76 Siret: 908 324 767

Fees and charges :

