

468 000 €

Contact agency

Agence BBii

30 rue Mgr A.Daumas

06300 Nice

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

For sale villa

7 rooms

Surface : 130 m²

Surface of the land : 946 m²

Year of construction : 1970

Exposition : Est ouest

View : Campagne

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

POOL, 2 terraces, Bedroom on ground floor, CALM, Jeux d'enfants

4 bedroom

4 terraces

2 show ers

3 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

16/06/2025 - Prix T.T.C



Villa 8681-54 la grave de peille

LA GRAVE DE PEILLE ! Great Opportunity! To discover, 7-room detached house comprising 2 main apartments + independent studio on 946 m² of land with **SWIMMING POOL**: On the ground floor 2 rooms 51 m² (possibility of 3 rooms) hall, separate fitted and equipped kitchen, living room, bedroom, shower, separate toilet with large west terrace, On the 1st floor with its independent entrance, living room, 3 bedrooms, separate fitted kitchen, shower, 2 toilets, all opening onto balcony, garden, terrace, cellar. Located on the land, an independent 17 m² studio with summer kitchen and terrace (to be renovated), a secure 7 x 3.50 swimming pool. The villa is perfect for 2 families (2 lots) or for rental. **DISCOVER ! €468,000 HAI - Energy Class C** Estimated expenditure: €1,379 - €1,920 Date of diagnosis: 04/19/2024 Agency fees payable by the seller Your advisor Isabelle Agence BBii - 06 62 66 80 00

Fees and charges :

468 000 € fees included

