

**239 000 €**

**Contact agency**

**Agence BBii**

30 rue Mgr A.Daumas

06300 Nice

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

**For sale house**

**7 rooms**

**Surface : 125 m²**

**Surface of the living : 37 m²**

**Surface of the land : 460 m²**

**Year of construction : 1980**

**Exposition : Est ouest**

**View : Jardin**

**Hot water : Gaz**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : slate**

**Features :**

electric shutters, Bedroom on ground floor,  
CALM

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

2 parkings

1 cellar

**Energy class (dpe) : E**

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



**House 8776-63 Quintin**

QUINTIN: TO SEIZE : Detached house of 125m² of living space in neo-Breton style on raised ground floor on a plot of 460m², free of any occupation. This beautiful Breton house located 2 minutes from all amenities has no work to be done. With a corridor leading to a beautiful independent fitted and equipped kitchen, a living room of 37.40m² with French window onto the terrace. Night side: a bedroom, a bathroom and 1 toilet. On the 1st floor: three bedrooms, a shower room with toilet. The fully tiled basement has a boiler room, a heated laundry room and a garage with direct access to the garden. The garden is fully enclosed and landscaped. All the joinery is in PVC double glazing with electric and manual shutters. The roof is in good condition and the heating is gas. Energy Class: D Property tax: €1,097 per year Collective Sanitation: All sewers up to standards Price: €249,100, fees payable by the seller. Contact: Danielle STEENS: 06 28 49 44 22 / 04 97 22 24 83 Commercial agent: siret number: 398 390 831 000 53

Fees and charges :

239 000 € fees included

