

474 990 €

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 : 114 m²

Surface of the land : 58 m²

Exposition : Ouest

View : Citadine

Hot water : Electrique

Inner condition : to renovate

External condition : GOOD

Features :

electric shutters, 2 terraces, garden sheds

1 terrace

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

23/05/2025 - Prix T.T.C



House 890300 Nice

We are selling in the Madeleine area. Close to amenities and the airport... This traditional semi-detached house of approximately 306 m² is located on a plot of 6190 m²; The configuration of the land, which is largely very steep, allows for a dominant house without any vis-à-vis and therefore quiet. It is built on three levels composed as follows: The front door leads to an independent apartment of approximately 70 m² and 3 main rooms. (surface area included in the 306 m²) This is followed by a beautiful staircase leading to the living room level (50 m² living room, dining room, terraces, swimming pool, covered terrace, summer kitchen). All the rooms on this level open onto the central staircase, giving it a cathedral-like appearance. All the rooms also have a terrace, and the house has all exposures. The night side is discovered on the ground floor thanks to the continuation of the interior staircase; a corridor distributes four bedrooms including two master bedrooms. The bedrooms are located to the south and overlook the fruit garden (fig trees, olive trees, cherry trees, lemon trees, etc.) A garage connected to the house completes this property. Main southwest exposure Energy class C Ges - A

Fees and charges :

474 990 € fees included

