

474 991 €

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

13/06/2025 - Prix T.T.C



House 890301 Nice

The BBii agency offers you a location in the Madeleine area. Close to amenities and the airport... This traditional terraced house of approximately 114 m² It is built on three levels composed as follows: The ground floor leads to an independent apartment with its quiet terrace. Upstairs, two two-room apartments have been designed and are currently rented for €1,400 each. Their entrance is independent from the ground floor with a terrace downstairs in the garden Next comes a large cellar equipped with heating and rooms designed there, the ceiling height is limited. This part also has an exterior. . Main exhibition EAST WEST Energy class C in 2023 GES - C in 2023 This property is offered to you at the price of €474,991 including tax. More photos on bbii.fr Jordan GALY at: 06.99.29.98.54 www.bbii.fr Commercial agent registered with the RSAC Nice SIRET: 829 481 702 00042 Your BBii agent

Fees and charges :

474 991 € fees included

