

## Price on request

### Contact agency

Agence BBii

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For sale house

4 rooms

Surface : 114 m<sup>2</sup>

Surface of the land : 58 m<sup>2</sup>

Exposition : Ouest

View : Citadine

Hot water : Electrique

Inner condition : to renovate

External condition : GOOD

### Features :

electric shutters, 2 terraces, garden sheds

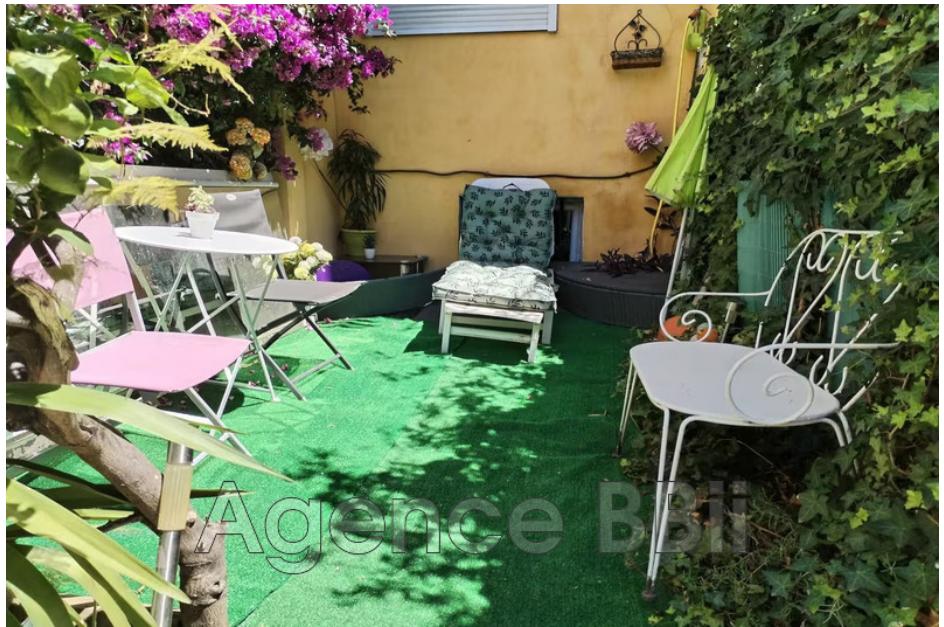
1 terrace

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

24/01/2026 - Prix T.T.C



## House 8903 Nice

We are selling in the Madeleine area. Close to amenities and the airport... This traditional semi-detached house of approximately 306 m<sup>2</sup> is located on a plot of 6190 m<sup>2</sup>; 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 m<sup>2</sup> and 3 main rooms. (surface area included in the 306 m<sup>2</sup>) This is followed by a beautiful staircase leading to the living room level (50 m<sup>2</sup> 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 :

