

**Price on request**

**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 : 175 m²**

**Surface of the land : 1253 m²**

**Year of construction : 1960**

**Exposition : Plein sud**

**View : Aperçu mer**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

electric shutters, Kitchen garden, 2 terraces, Automatic gate, attic

5 bedroom

3 terraces

2 show ers

2 WC

4 parkings

**Energy class (dpe) : C**

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

Document non contractuel

15/10/2025 - Prix T.T.C



### Villa 8997 Saint-André-de-la-Roche

**SAINT-ANDRÉ-DE-LA-ROCHE / L'ABADIE – CHARMING 7-ROOM VILLA – 2 APARTMENTS – SEA VIEW – 1253 m² LAND** Just a few minutes from Nice, set in a preserved natural environment with a sea view, discover this charming detached villa divided into 2 independent apartments, perfect for two families or as an investment project. This 7-room detached house features 2 independent apartments on a relatively flat 1253 m² plot. On the ground floor: 2/3 rooms, 84 m² (possibility of 3 rooms by using the 14 m² attic), entrance hall, fitted and equipped independent kitchen opening onto living room, lounge, bedroom, shower with toilet, veranda, balcony, large west-facing terrace, On the garden level: 4/5 rooms, 91 m² with its own private entrance, entrance hall, lounge, living room, 3 bedrooms, fitted independent kitchen, shower, toilet, hallways, balcony, east terrace, west terrace with barbecue, garden. With its curved shape facing due south, it benefits from excellent natural light and offers a peaceful living environment. The land is enhanced with olive trees, a chicken coop, wooden shed, workshop, parking for several vehicles (6) **A UNIQUE FIND – A MUST SEE** Estimated expenses between €1519 and €2055 Diagnostic carried out on 10/09/2025 Agency fees payable by the seller Energy Class C - €672,000 including agency fees BBii Agency Isabelle MALLEON 06 62 66 80 00 - 04 97 22 24 83 SAINT ANDRE DE LA ROCHE



pool. The villa is ideal for 2 families (2 units) or for rental purposes. **TO DISCOVER:** € including agency fees - Energy Class C Your advisor Isabelle BBii Agency - 06 62 66 80 00 [www.annoncefrance.immo](http://www.annoncefrance.immo)  
Fees and charges :