

Price on request

Contact agency

Agence BBii

30 rue Mgr A. Daumas

06300 Nice

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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

04/11/2025 - 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
Fees and charges :