

Price on request

Contact agency

Agence BBii

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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

21/11/2025 - Prix T.T.C



Villa 8997 Saint-André-de-la-Roche

SAINT-ANDRÉ-DE-LA-ROCHE / L'ABADIE – CHARMING 7-ROOM VILLA – currently arranged as 2 APARTMENTS – SEA VIEW – 1253 m² PLOT Just a few minutes from Nice, set in a preserved natural environment with a sea view, discover this charming detached villa currently divided into 2 independent apartments that can easily be combined again, perfect for two families or a rental investment. This 7-room detached house comprises: On the ground floor, 2/3 rooms totaling 84 m² (possibility to create 3 rooms by utilizing the 14 m² attic space): entrance hall, fitted and equipped separate kitchen open to the living room, lounge, bedroom, shower with WC, veranda, balcony, large west-facing terrace, On the garden level, 4/5 rooms totaling 91 m² with its own private entrance: entrance, lounge, living room, 3 bedrooms, fitted separate kitchen, shower, WC, corridors, balcony, east terrace, west terrace with barbecue, garden. With its curved south-facing façade, it benefits from abundant 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 GUARANTEED FAVORITE – A MUST SEE Diagnostic report dated 10/9/2025 Agency fees payable by the seller Energy Class C – €672,000 including fees Agence BBii Isabelle MALLEON 06 62 66 80 00 - 04 97 22 24 83 Fees and charges :

