

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

17/12/2025 - 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 LAND Just a few minutes from Nice, set in a pristine natural environment with a sea view, come and discover this charming detached villa currently divided into 2 independent apartments that can be easily combined again, perfect for two families or an investment rental project. This detached 7-room house consists of: On the ground floor: 2/3 rooms, 84 m² (possibility to have 3 rooms by using the attic space of 14 m²), entrance hall, fitted and equipped separate kitchen open to the living room, lounge, bedroom, shower with toilet, conservatory, balcony, large west-facing terrace, On the garden level: 4/5 rooms, 91 m² with its own private entrance, entrance hall, living room, dining room, 3 bedrooms, fitted separate kitchen, shower, toilet, corridors, balcony, east terrace, west terrace with barbecue, garden. Featuring a south-facing rounded facade, it benefits from plenty of natural light and offers a peaceful living environment. The land includes olive trees, chicken coop, wooden shed, workshop, parking space for several vehicles (6) TRUE FAVORITE – A MUST SEE Inspection report dated 10/09/2025 Agency fees payable by the seller Energy Class C – €672,000 including agency fees Agence BBii – 04 97 22 24 83 – 06 50 46 04 34

