

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 showers

2 WC

4 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

22/01/2026 - 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, close to main roads, in a protected natural setting with sea and hillside views, come and discover this charming detached villa currently split into 2 independent apartments that can easily be combined again, perfect for a large family, two families, or rental investment. This detached house with 7 rooms consists of: On the ground floor, 2/3 rooms, 84 m² (possibility of 3 rooms by using the 14 m² attic space), entrance hall, independent fitted kitchen open to living room, lounge, bedroom, shower with toilet, veranda, balcony, large west-facing terrace, On the garden level, 4/5 rooms, 91 m² with private entrance, entrance hall, lounge, dining room, 3 bedrooms, independent fitted kitchen, shower, toilet, hallways, balcony, east-facing terrace, west-facing terrace with barbecue, garden. With its south-facing curved design, it benefits from wonderful natural light and offers a peaceful living environment. The land is adorned with olive trees, a chicken coop, wooden shed, workshop, parking for several vehicles (6) A SURE 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 – 04 97 22 24 83 – 06 50 46 04 34

Fees and charges :

