

## Price on request

### Contact agency

Agence BBii

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### For sale villa

7 rooms

Surface : 175 m<sup>2</sup>

Surface of the land : 1253 m<sup>2</sup>

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

29/01/2026 - Prix T.T.C



## Villa 8997 Saint-André-de-la-Roche

SAINT-ANDRÉ-DE-LA-ROCHE / L'ABADIE – CHARMING 7-ROOM VILLA – currently set up as 2 APARTMENTS – SEA VIEW – 1253 m<sup>2</sup> LAND Just a few minutes from Nice, close to major roads, in a preserved natural setting with sea views and hillside scenery, discover this charming detached villa currently divided into 2 independent apartments that can easily be reunited, perfect for a large family, two families, or rental income. This detached house with 7 rooms consists of: On the ground floor: 2/3 rooms, 84 m<sup>2</sup> (possibility to make 3 rooms by using the 14 m<sup>2</sup> attic space) entrance hall, fitted kitchen open to the living room, lounge, bedroom, shower room with toilet, veranda, balcony, large west-facing terrace, On the garden level: 4/5 rooms, 91 m<sup>2</sup> with independent entrance, entrance hall, lounge, dining room, 3 bedrooms, fitted kitchen, shower room, toilet, hallways, balcony, east terrace, west terrace with barbecue, garden. With its curved facade facing due south, it benefits from plenty of natural light and offers a peaceful living environment. The land is enhanced by olive trees, a chicken coop, wooden shed, workshop, parking space for several vehicles (6). A TRUE FAVORITE – A MUST SEE Diagnostic report dated 10/9/2025 Agency fees payable by the seller Energy rating C - €672,000 including agency fees BBii Agency - 04 97 22 24 83 - 06 62 66 80 00

