

**Price on request**

**Contact agency**

**Agence BBii**

30 rue Mgr A. Daumas

06300 Nice

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**For sale house**

**7 rooms**

**Surface : 302 m²**

**Surface of the living : 50 m²**

**Surface of the land : 1228 m²**

**Year of construction : 1920**

**Exposition : Sud**

**Hot water : Electrique**

**Couverture : tiling**

**Features :**

POOL, 2 terraces, Automatic gate,  
Bedroom on ground floor

7 bedroom

2 terraces

1 bathroom

3 showers

4 WC

2 cellars

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : C**

Document non contractuel

06/10/2025 - Prix T.T.C



### House 8871 Chauffailles

BBii offers you: Spacious family home with a secondary dwelling in Chauffailles. Just a stone's throw from the center and train station of Chauffailles, close to all amenities, come discover this property offering an ideal living environment, featuring a main house of 236 m² and an adjoining house of 66 m², each with its own separate entrance. All situated on a 1228 m² plot, with great potential for customization and expansion. Main house of 236 m² including: On the ground floor: Equipped kitchen opening onto a large living/dining room of 78 m² Master suite with dressing room and bathroom/shower with WC Bedroom with a mezzanine office Upstairs: 4 large bedrooms, one with a shower room, WC Converted attic used as a gym and home cinema room Adjoining house of 66 m² includes: Kitchen, living room opening onto the garden Bedroom and bathroom with WC Convertible attic space allowing for additional area Rental opportunity at €600 possible after installing an independent meter Additional features: Heating: Wood stove with diffuser for the upper floor, city gas boiler and pellet stove. Roof maintenance planned for 2024. External insulation completed in October 2021 Connected to the mains sewer Outside, enjoy a lovely space with an above-ground pool facing south and a terrace perfect for relaxing moments. Feel free to contact us to receive a virtual tour of the property. Price: €340,000 (fees included, payable by the seller) Lanierra Marie, Négociateur 06 50 22 84 84 Site: 05216520600011

