

## Price on request

**Buying house**

**4 rooms**

**Surface : 114 m²**

**Surface of the land : 58 m²**

**Exposition : Ouest**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : to renovate**

**External condition : good**

**Features :**

electric shutters, 2 terrasses, garden sheds

1 terrace

**Energy class (dpe) : C**

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

Document non contractuel

14/12/2025 - Prix T.T.C



## House 8903 Nice

We are selling in the Madeleine area. Close to amenities and the airport... This traditional semi-detached house of approximately 306 m² is located on a plot of 6190 m²; The configuration of the land, which is largely very steep, allows for a dominant house without any vis-à-vis and therefore quiet. It is built on three levels composed as follows: The front door leads to an independent apartment of approximately 70 m² and 3 main rooms. (surface area included in the 306 m²) This is followed by a beautiful staircase leading to the living room level (50 m² living room, dining room, terraces, swimming pool, covered terrace, summer kitchen). All the rooms on this level open onto the central staircase, giving it a cathedral-like appearance. All the rooms also have a terrace, and the house has all exposures. The night side is discovered on the ground floor thanks to the continuation of the interior staircase; a corridor distributes four bedrooms including two master bedrooms. The bedrooms are located to the south and overlook the fruit garden (fig trees, olive trees, cherry trees, lemon trees, etc.) A garage connected to the house completes this property. Main southwest exposure Energy class C Ges - A Fees and charges :



**3 AGENCES A VOTRE SERVICE - Téléphone 04 97 22 24 83 - Siège : 30 rue Mgr A.Daumas - 06300 Nice**  
**7 Quai du vieux port - 06 230 Saint Jean Cap Ferrat / Montohan 22480 Canihuel**

Document non contractuel - Barème de prix disponible sur notre site internet

SIRENT 51396597000025 - SARL capital 15 000€ - CPI 0605 2018 000 034 099 Délivrée par la CCI NICE COTE D'AZUR - LLOYD'S G.F. LEGA  
104317 : 110 000€ - RCP LEG 103904