

www.bbii.fr

4 04 97 22 24 83

■ bbii.immo@gmail.com

Price on request

Buying house 4 rooms

Surface: 114 m²

Surface of the land: 58 m²

Exposition: Ouest View: Citadine Hot water : ⊟ectrique 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

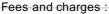
Document non contractuel 14/12/2025 - Prix T.T.C





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







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

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