

## Price on request

Buying house

4 rooms

Surface : 108 m²

Surface of the land : 1350 m²

Exposition : Sud nord

View : Montagne

Hot water : Thermodynamique

Inner condition : to modernize

External condition : good

Features :

Potager, Cave

2 bedroom

1 bathroom

1 WC

1 cellar

Energy class (dpe) : F

Emission of greenhouse gases (ges) : C

Document non contractuel

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



## House 898805 Breil-sur-Roya

Looking to own a home near Breil-sur-Roya? Don't miss this beautiful detached house of 108 m² spread over two floors. Enjoying an ideal South-North orientation, this property benefits from natural light and breathtaking mountain views. The house features a separate kitchen, two bedrooms, and a bathroom. A 25 m² outbuilding (included in the living area) on the ground floor with a water point, as well as an 11 m² cellar (not included in the living area), complete the property. The interior space requires some renovation work to fully reveal its charm and potential. This is a true haven of peace waiting for you in this idyllic setting. This property is offered at the price of \*\*€299,985\*\* including agency fees. Energy rating: 392 F (installing air conditioning would improve this to 217, which corresponds to a D rating) GES: 13 C Energy audit pending. Land area 1,350 m² Jordan GALY at: 06.99.29.98.54 www.bbii.fr Commercial agent registered with RSAC Nice SIRET: 829 481 702 00042 Your BBii agent

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