

**Price on request**

**Buying villa**

**7 rooms**

**Surface : 175 m²**

**Surface of the land : 1253 m²**

**Year of construction : 1960**

**Exposition : Plein sud**

**View : Aperçu mer**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

electric shutters, Potager, 2 terrasses,  
Automatic gate, Grenier

5 bedroom

3 terraces

2 showers

2 WC

4 parkings

**Energy class (dpe) : C**

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

Document non contractuel

07/12/2025 - Prix T.T.C



**Villa 8997 Saint-André-de-la-Roche**

SAINT-ANDRÉ-DE-LA-ROCHE / L'ABADIE – CHARMING 7-ROOM VILLA – currently arranged as 2 APARTMENTS – SEA VIEW – 1253 m² PLOT Just a few minutes from Nice, set in a preserved natural environment with a sea view, discover this charming detached villa currently divided into 2 independent apartments that can easily be combined again, perfect for two families or a rental investment. This 7-room detached house comprises: On the ground floor, 2/3 rooms totaling 84 m² (possibility to create 3 rooms by utilizing the 14 m² attic space): entrance hall, fitted and equipped separate kitchen open to the living room, lounge, bedroom, shower with WC, veranda, balcony, large west-facing terrace, On the garden level, 4/5 rooms totaling 91 m² with its own private entrance: entrance, lounge, living room, 3 bedrooms, fitted separate kitchen, shower, WC, corridors, balcony, east terrace, west terrace with barbecue, garden. With its curved south-facing façade, it benefits from abundant natural light and offers a peaceful living environment. The land is enhanced with olive trees, a chicken coop, wooden shed, workshop, parking for several vehicles (6) A GUARANTEED FAVORITE – A MUST SEE Diagnostic report dated 10/9/2025 Agency fees payable by the seller Energy Class C – €672,000



**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 DAZUR - LLOYD'S G.F. LEGA  
104317 : 110 000€ - RCP LEG 103904