

Price on request

Buying house

Surface : 88 m²

Surface of the living : 31 m²

Surface of the land : 400 m²

Year of construction : 2010

Exposition : Ouest

View : Jardin

Hot water : Electrique

Inner condition : a refresh

External condition : good

Couverture : Ardoises

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

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



House 8987-22 Plédran

A MUST SEE! In the heart of PLEDRAN, just steps away from schools and all shops, this contemporary house built in 2010 offers 88m² of living space on a fenced plot of 400m², combining comfort and practicality - only 20 minutes from the beach. On the ground floor, a bright living area with direct access to the garden. Open kitchen connected to the living room. Bedroom and shower room designed for single-level living. Separate toilet. Garage accessible from the kitchen. Upstairs: 3 bedrooms and 1 bathroom with toilet. This recent home is ideal for a family looking to enjoy a pleasant living environment. Perfect for first-time buyers. Electric heating and water distribution. Pellet stove installation possible. Renovation needed: Kitchen to be fitted. Outdoors (garden and terrace to be developed). Connected to the public sewage system. Local amenities (bakery, butcher, supermarket, florist, hairdresser, restaurant...) – nursery and primary schools – sports field – library – doctors – nurses – pharmacy – Property tax: €765/year - Energy rating: D Price: €199,730 including fees (fees paid by the seller) Contact: Danielle STEENS: 06 28 49 44 22 Sales agent: Siret no.: 398 390 831 000 53 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