

549 000 €

Buying villa

5 rooms

Surface : 117 m<sup>2</sup>

Surface of the living : 32 m<sup>2</sup>

Surface of the land : 590 m<sup>2</sup>

Year of construction : 1980

Exposition : Sud

View : Jardin

Hot water : Thermodynamique

Inner condition : excellent

External condition : good

Couverture : tiles

Features :

pool, electric shutters, 2 terrasses,  
Bedroom on ground floor, calm, Jeux  
d'enfants

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

05/02/2025 - Prix T.T.C



### Villa 8842 Blasasc

**BLAUSASC: BEAUTIFUL SUNNY VILLA IN THE MIDDLE OF NATURE!** This eco-responsible villa, full of beautiful energies, has a perfect location for anyone wishing to live in peace and quiet in a green setting while remaining close to all amenities, disconnect from the hustle and bustle of city life while remaining close to Nice and Monaco, and enjoy the quality of life of a dynamic town perfect for children, sports people and retirees! In a particularly peaceful setting, this villa offers spacious living spaces. The vegetation is lush, the garden, with its swimming pool, green spaces and vast terraces, creates an open and welcoming concept between the interior and the exterior. This villa is perfect for working in peace, entertaining friends or relaxing after a busy day, reconnecting with nature...! With its 130 m<sup>2</sup> living space, it has a perfect layout, optimized spaces, insulation offering thermal comfort and energy savings. This house, partly clad in wood, pleasant and bright, offers you a 50 m<sup>2</sup> living room/lounge opening onto a beautiful 70 m<sup>2</sup> Accoya wooden terrace which invites you to relax for long summer evenings. The fitted and equipped kitchen is discreetly integrated into this beautiful living space. On the same level (ground floor) a first bedroom gives you access to all the



3 AGENCES A VOTRE SERVICE

Téléphone 04 97 22 24 83 - Siège : 30 rue Mar A Dumas - 06300 Nice  
7 Quai du vieux port - 06230 Saint Jean Cap Ferrat / Monteban 23480 Capinuel

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

SIRENT 51396597000025 - SARL capital 15 000 € - CEI 0605 2018 000 034 099 délivrés par la CCI NICE COTE D'AZUR - ILLOYD'S G.F. LEGA

wooden terrace guaranteed for 50 years (does not heat up in the sun and does not splinter.) a 5 m<sup>3</sup> rainwater recovery tank, part of the roof can be used as a roof terrace, roof checked, possibility of extension (more than 130m<sup>2</sup> remaining in the PLU) THIS VILLA IS A FAVORITE! INTEGRATED INTO NATURE WILL SURELY SURPRISE YOU. TO DISCOVER! €895,000 HAI - Energy Class C Estimated

expenditure €1085 - €1467 Date of diagnosis: 05/22/2023 Agency fees payable by the seller Your advisor Isabelle BBii agency - 06 62 66 80 00 Contact us now to arrange a viewing and see this villa for yourself.

Fees and charges :

549 000 € fees included