

169 010 €

Buying townhouse

4 rooms

Surface : 135 m²

Surface of the living : 55 m²

Surface of the land : 100 m²

Year of construction : 1890

View : Campagne

Hot water : Electrique

Inner condition : good

External condition : a refresh

Couverture : tiles

Features :

Potager, calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 parkings

1 cellar

Document non contractuel

08/01/2025 - Prix T.T.C



## Townhouse 8783 La Pacaudière

BBii offers you this charming town house in the commune of La Pacaudière of approximately 135m². It is composed as follows: A beautiful entrance to welcome you and lead you directly to a very large living room of 55 m² bathed in light thanks to its 4 large windows. The French style is perfectly respected with its solid wood parquet, its floor tiles and its fireplace inserts offering a friendly and warm atmosphere. Three beautiful bedrooms, the smallest of which measures 12.5 m². An office space, two bathrooms, one equipped with a walk-in shower and a sink, a toilet, the second of 12.5 m² is equipped with a bathtub and a toilet. On the second floor there is a 115 m² attic with a high ceiling offering remarkable development potential! On the ground floor, you will find a large workshop of approximately 130 m² including a commercial premises of 50 m² which opens onto the street, ideal for a craftsman / trader. This property is equipped in the living area with PVC double glazing + electric roller shutters. The heating method is electric with new generation radiators. An enclosed courtyard that can accommodate 2 vehicles, a laundry room, a cellar and a garden of approximately 100 m² complete this property.



**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