

750 000 €

**For sale house**

**5 rooms**

**Surface : 110 m²**

**Exposition : Nord Ouest**

**View : Dégagée**

**Hot water : Gaz**

**Inner condition : a refresh**

**Features :**

1 loggia

3 bedroom

2 showers

2 WC

5 parkings



## House 1251T Nice

**PRICE DROP! Nice Fabron Detached House 'MALOA' 5 Rooms 110m² Garden - No Overlooking - Parking** Located on the heights, in the highly sought-after and residential neighborhood of Fabron, less than 5 minutes from the shops of La Pignata and Saint-Antoine de Ginestière, as well as a community center offering activities for all ages and a padel club, the 'MALOA' house enjoys an ideal location. You can reach L'Archet hospital in 5 minutes, the highway and expressway in 10 minutes, the airport in 15 minutes... and as a bonus, the Moretti kindergarten and primary school are just a 2-minute walk away. For those less inclined to walk, a bus stop is right in front of the house. Nestled in a subdivision with very low fees (115 euros per year for the gate only), the detached 'MALOA' house with 5 rooms and 110m² combines comfort, warmth, timeless charm, and authenticity. The ground floor consists of an entrance with closets, a shower room with WC, a living...

### Legal information

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 2420 and 3280 € (reference year 2026)  
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