

645 000 €

**Buying house**

6 rooms

Surface : 170 m<sup>2</sup>

Surface of the living : 61 m<sup>2</sup>

Surface of the land : 1986 m<sup>2</sup>

Year of construction : 1992

Exposition : Sud est

View : Jardin

Hot water : Gaz

Inner condition : To modernize

External condition : good

**Features :**

Piscine 11X6, Pool house, Suite, Cheminée insert, Bedroom on ground floor, Double Glazing, Cave à vin, Laundry room, Automatic gate, Calm

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

22/10/2024 - Prix T.T.C



## House 497V885M Saint-Cézaire-sur-Siagne

In a quiet and residential area, a majestic driveway leads to this traditionally built 6-room Provençal villa of approximately 170 m<sup>2</sup> of living space with swimming pool, terraces, pool house and garage in the basement. Flat, enclosed and landscaped land of 1800 m<sup>2</sup>! - On the ground floor: an entrance opening onto a living/dining room with fireplace insert AND open fitted kitchen (approximately 65 m<sup>2</sup>), office or bedroom (17 m<sup>2</sup>), separate WC. Direct access to a covered terrace ideal for a moment of relaxation and conviviality with BBQ and pizza oven. - Upstairs: 3 bedrooms (20 m<sup>2</sup> / 18 m<sup>2</sup>) including 1 master bedroom (22 m<sup>2</sup>) comprising shower room/WC and linen room and access to the solarium terrace, bathroom. - In the basement: 36 m<sup>2</sup> garage (2 cars possible), boiler room, wine cellar, living room that can be used as an office or bedroom! A large swimming pool (11.50 MX 6 M) in concrete with small Opio tiles and its pool house. Stone mазet serving as a large shed. Vegetable garden. Construction on crawl space, double glazing, town gas central heating with radiators (new Frisquet boiler), wooden shutters, tiled floor, mains drainage, tarmac driveway, automatic gate, etc.

Fees and charges :

