

478 400 €

**Buying house**

**4 rooms**

**Surface : 90 m<sup>2</sup>**

**Surface of the living : 31 m<sup>2</sup>**

**Surface of the land : 957 m<sup>2</sup>**

**Year of construction : 1981**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : very good**

**External condition : good**

**Features :**

Panneaux photovoltaïques, Automatic Watering, Woodstove, Maison de plain-pied, UPVC double glazed, Volets battants bois, Vide sanitaire, Automatic gate, Absolute calm

3 bedroom

1 terrace

1 shower

1 WC

2 garage

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

13/03/2025 - Prix T.T.C



## House 497V909M Saint-Cézaire-sur-Siagne

**Mandate: "EXCLUSIMTY - SINGLE STOREY"** Single-storey detached villa of approximately 90 m<sup>2</sup> built on a plot of 957 m<sup>2</sup>, comprising: an entrance with cupboard opening onto a terrace, hallway, separate WC with washbasin, an air-conditioned master bedroom with cupboard, a shower room, two bedrooms with cupboards, a living/dining room of approximately 31 m<sup>2</sup> with air conditioning and wood stove, a semi-open fitted kitchen with standing table. Services and equipment : double garage with automatic opening, micro station sanitation (compliance to be checked), automatic watering, insulation redone in 2023, wooden shutters, PVC double-glazed frames, rainwater collector (approx. 1000 liters), crawl space, electric water heater, reversible air conditioning, garden shed, connected to fiber, photovoltaic panels (X8), automatic gate.

**Fees and charges :**

478 400 € agency fees 3,85% à the responsibility of the buyer included

