## 556 000 €

Contact agency Cabinet Gaillard 36 Avenue de Boutiny 06530 Peymeinade 04 93 66 10 46 / contact@cabinetgaillard.com

For sale house 4 rooms Surface : 144 m<sup>2</sup>

Surface of the living : 38 m<sup>2</sup> Surface of the land : 1753 m<sup>2</sup> Year of construction : 1980 Exposition : Sud View : Campagne Hot w ater : Electrique Inner condition : GOOD External condition : GOOD Couverture : tiling

## Features :

double glazing, loggia, Bedroom on ground floor, Laundry room, CALM, AIR CONDITIONING, fireplace

- 3 bedroom
- 1 terrace
- 1 bathroom
- 1 show er
- 2 WC
- 1 garage
- 1 parking
- 1 cellar

Document non contractuel Energy class (dpe) : D 22/02/2025 - Phx T.T.C Emission of greenhouse gases





## House 4842 Le Tignet

Le Tignet very nice location, quiet and residential environment close to shops detached house composed of 4 main rooms with closed terrace, adjoining garage and large basement (cellar, workshop...). Landscaped land with an area of approximately 1753 m<sup>2</sup> superbly maintained with ornamental pond. Air-conditioned house, connected to mains drainage.

Fees and charges :

556 000 € agency fees 4,68% à the responsibility of the buyer included



