

460 000 €

**Contact agency**

**Agence du Tignet**

370 route de Draguignan

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**For sale house**

**4 rooms**

**Surface : 93 m<sup>2</sup>**

**Surface of the living : 34 m<sup>2</sup>**

**Surface of the land : 753 m<sup>2</sup>**

**Year of construction : 2022**

**Exposition : Sud Sud est**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : NEW**

**External condition : NEW**

**Features :**

Bays in the walls, Suite, CRAWL, Sols en travertin, double glazing, electric shutters, Larder, Automatic gate, Garage de 21,50 m<sup>2</sup>

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

3 parkings

**Energy class (dpe) : C**

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



**House 3556 Saint-Cézaire-sur-Siagne**

Mandate "NEW HOUSE / RESIDENTIAL AREA" Located in a residential area, this very pretty bright terraced house on one side of approximately 100 m<sup>2</sup> is built on a plot of 753 m<sup>2</sup>. It is composed on the ground floor, of an entrance, a beautiful living room area with reversible air conditioning opening onto a terrace, a fitted kitchen with central island, separate suspended toilet with hand basin. Upstairs: a hallway, suspended toilet, 3 air-conditioned bedrooms with cupboard including a master suite with walk-in shower, a bathroom Services and equipment: mains drainage, crawl space, travertine terrace, no ten-year guarantee, electric roller shutters, swing-and-turn PVC double glazing, pocket windows, reversible air conditioning, 21.53 m<sup>2</sup> garage with opening automatic (Bedroom pos.), crawl space, electric gate, exterior lighting, swimming pool area.

Fees and charges :

460 000 € agency fees 3,80% à the responsibility of the buyer included

