

659 000 €

Contact agency

Agence du Tignet

370 route de Draguignan

06530 Le Tignet

+33 (0)4 93 66 48 10 / info@agencedutignet.fr

For sale house

5 rooms

Surface : 142 m²

Surface of the living : 35 m²

Surface of the land : 1630 m²

Year of construction : 1960

Exposition : Sud est

View : Aperçu mer

Hot water : Fuel

Inner condition : a refresh

External condition : GOOD

Features :

Near the village, Bedroom on ground floor, Cheminée ouverte, Je reviens vers vous rapidement, Atelier de 17 m², Automatic Watering, Laundry room, Double garage, OFFICE

3 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

22/12/2024 - Prix T.T.C



House 3726 Spéracèdes

PRIVATE PROPERTY TEXT Provencal villa 6 rooms 170 m² land 1630 m² SPERACEDES 06530 - Hinterland of the Côte d'Azur In a green setting, in the immediate vicinity of the village of Spéracèdes on foot, come and discover this beautiful Provencal from the 60s to refresh, with a surface area of 170 m², with a glimpse of the sea, not overlooked, built on a plot of 1630 m². On the ground floor, an entrance leads to a beautiful living room of 35 m² with double exposure, with its direct access to the terrace of 30 m² and its open fireplace. A separate kitchen of 15 m² with possibility of American kitchen. Night side, a bedroom of 21 m² with fireplace and terrace access, easily arranged in an en suite bedroom, a bathroom and a separate toilet. On the ground floor, you will find 3 bedrooms of 10, 14 and 17 m², a bathroom, a laundry room, a separate toilet, a bright workshop of 18 m² (ideal for a liberal profession, artist or handyman) and a double garage. The 2 levels can be easily separated for a family reunion, or seasonal or professional rental activities. Lots of charm and potential for this detached villa, swimming pool land, possibility of fitting out more than 50 m² of attic space with good height under the roof, No monthly charges. Numerous parking spaces in the property, oil central heating (2000 l tank) with recent Viessmann boiler, optical fiber, recently revised roof. 5 minutes walk from the village with its school, shops (Post office, café, restaurants, doctors). Grasse center 15 minutes. Cannes 20 minutes. Sophia

