

671 000 €

Contact agency

Agence du Tignet

370 route de Draguignan

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For sale house

6 rooms

Surface : 185 m<sup>2</sup>

Surface of the living : 42 m<sup>2</sup>

Surface of the land : 2761 m<sup>2</sup>

Year of construction : 1970

Exposition : Sud

View : Panoramique Mer et Lac

Hot water : Fuel

Inner condition : a refresh

External condition : GOOD

Features :

Above ground pool, GARAGE, cellar, fireplace, 2 logements, CALM

4 bedroom

2 terraces

2 bathrooms

1 shower

2 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : G

Document non contractuel

05/02/2025 - Prix T.T.C



## House 3741 Cabris

Mandate: 3576 "PANORAMIC VIEW SEA AND LAKE" Located on the heights of Cabris and in absolute calm, this very beautiful bright villa of 173 m<sup>2</sup> approx. is built on a plot of 1440 m<sup>2</sup> with swimming pool and enjoys a panoramic view. It comprises on the ground floor, an entrance hall, separate WC, independent fitted kitchen, back kitchen, a large living room of approx. 48 m<sup>2</sup>. with fireplace opening onto a large terrace, a bedroom and a bathroom. On the ground floor: 3 bedrooms opening onto a terrace, a bathroom with shower, a laundry room, an office and a separate WC. Features: automatic gate, carport, basement of approximately 50 m<sup>2</sup>, alarm, electric heating, septic tank sanitation, electric slatted shutters, double glazing, salt pool with recent liner and automatic PH regulator. Photovoltaic panels (yield around 2000 euros / year)

Fees and charges :

671 000 € agency fees 3,13% à the responsibility of the buyer included

