

1 220 000 €

Contact agency

Agence de la Source

24 Boulevard Alexandre III

06400 Cannes

04 93 43 15 51 / info@agencedelasource.com

For sale bastide

5 rooms

Surface : 235 m<sup>2</sup>

Surface of the living : 45 m<sup>2</sup>

Surface of the land : 2320 m<sup>2</sup>

Year of construction : 1970

Exposition : Ouest

View : Dégagée

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

POOL, pool house, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate

4 bedroom

1 terrace

1 bathroom

2 show ers

3 WC

1 garage

1 parking

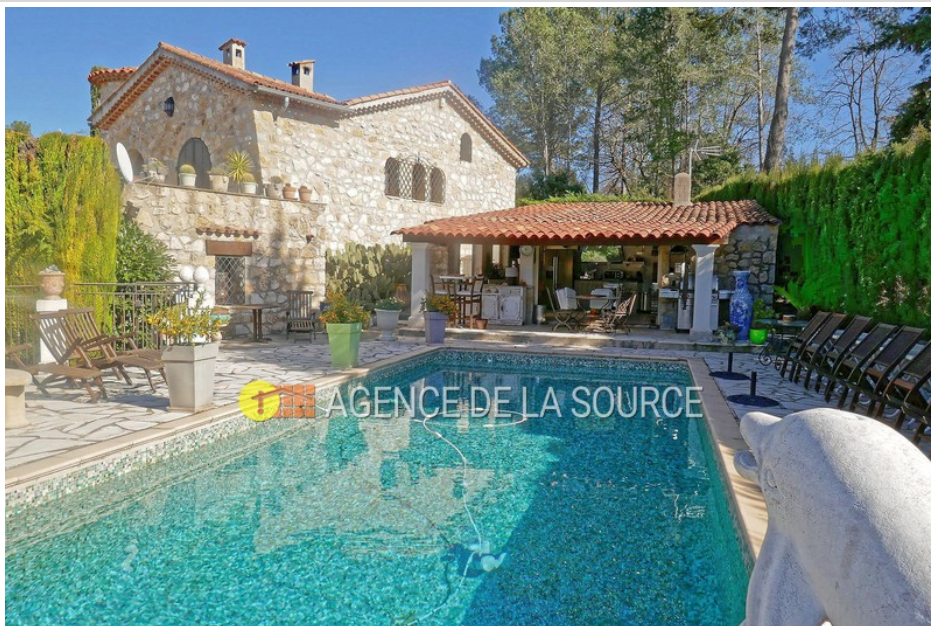
1 cellar

Document non contractuel

Energy class (dpe) : C

17/07/2024 - Prix T.T.C

Emission of greenhouse gases (ges) : D



## Bastide 2467 Le Rouret

Located in Le Rouret, this individual bastide of 235 m<sup>2</sup> offers a beautiful living space on two levels. Facing west, it benefits from a clear view of the hills and the charming village of Opio. With 4 bedrooms, 1 bathroom and 2 shower rooms to make your daily life easier. Independent kitchen, fully equipped. A pleasant 45 m<sup>2</sup> living room with a fireplace for your winter evenings. In addition, it has a 12x4.50 m<sup>2</sup> swimming pool, a pool house with kitchen to enjoy sunny days, automatic watering, a laundry room, an automatic gate, parking for around ten of cars with car port and a double garage with DIY corner. All on a plot of 2320 m<sup>2</sup> with around twenty olive trees. Pool, pétanque court, shed etc.... A must see. Supermarket 200 m away Golf 1 km away Sea 20 minutes by car Ski resort 1 hour by car Possibility of making an independent apartment per level.

Fees and charges :

1 220 000 € agency fees 5,74% à the responsibility of the buyer included

