

1 450 000 €

**Contact agency**

**Opio Rouret Immobilier**

1063 Avenue de Grasse

06650 Le Rouret

+33 (0)4 93 77 77 77 / info@opio-rouret-immobilier.fr

**For sale contemporary house**

**6 rooms**

**Surface : 178 m<sup>2</sup>**

**Surface of the living : 75 m<sup>2</sup>**

**Surface of the land : 2000 m<sup>2</sup>**

**Year of construction : 2022**

**Exposition : Sud ouest**

**View : Jardin**

**Inner condition : NEW**

**External condition : NEW**

**Couverture : roof terrace**

**Features :**

POOL, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, CALM

4 bedroom

2 bathrooms

2 WC

1 garage

3 parkings

Document non contractuel



**Contemporary house 3815-3 Opio**

OPIO - Cannes hinterland - 35 mins from NICE Airport and CANNES RIVIERA - easy access to VALBONNE - SOPHIA-ANTIPOLIS. Located near the golf course, shops, buses and schools, bright contemporary villa being finished. It offers on one level a large living room of more than 50 m<sup>2</sup>, a dining room, kitchen with pantry giving access to the garage, a master bedroom with dressing room, bathroom and separate toilet. Upstairs three bedrooms, two bathrooms, one of which is private and independent toilets. It also benefits from a pleasant flat garden of 2000 m<sup>2</sup> with swimming pool (10 X3.5). Villa with RT 2012 standards offering a wide choice in terms of finishing services. Possibilities of interior fittings on request. Reduced notary fees. Fees payable by the seller.

Fees and charges :

1 450 000 € fees included

