

860 000 €

Contact agency

Prestigimmo.fr

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For sale luxury property

Surface : 198 m<sup>2</sup>

Surface of the living : 53 m<sup>2</sup>

Surface of the land : 1800 m<sup>2</sup>

Exposition : Ouest

View : Dégagée

Hot water : Electrique

Inner condition : GOOD

External condition : to renovate

Couverture : flat roof

Features :

CALM, Grand volume, modern, Large basement, DOUBLE GARAGE, unobstructed view

5 bedroom

2 terraces

2 bathrooms

1 shower

3 WC

1 garage

6 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel



### Luxury property 1502 Auribeau-sur-Siagne

AURIBEAU SUR SIAGNE - EXCLUSIVE - 6 ROOM CONTEMPORARY

ARCHITECT&#39;S HOUSE . Prestigimmo.fr presents this superb contemporary

villa of 198 m<sup>2</sup> spread over two levels, with an ideal design. You will benefit from natural light thanks to the numerous openings in the living rooms as well as a calm and relaxing environment. The villa is composed of a 1st level on one level. -

A porch - A master bedroom (24m<sup>2</sup>) - Two rooms - A bathroom with toilet - An independent toilet - A terrace A ground floor on the garden side with open views. - A large living room / kitchen (53m<sup>2</sup>) - A scullery/laundry room (19m<sup>2</sup>) - A spacious bedroom (31m<sup>2</sup>) - A bedroom with shower - A central skylight patio (10m<sup>2</sup>) - A toilet - A terrace A 125m<sup>2</sup> raw basement with high ceilings accompanies this property.

The location of this villa is a real asset between calm and proximity: The "Le Bayle" nursery and elementary schools are a 10-minute walk away. There are also numerous bus stops within a 10-minute drive. The A8 motorway, 6 km away, will allow you to quickly reach the main roads. There is still exterior development work to be planned according to your preferences. We have the necessary quotes for better visualization of the project. Plans of the house are also available upon request. I remain at your entire disposal. Your real estate advisor Jeremy Gervais:

07.56.91.37.49 Information on the risks to which this property is exposed is available on the Cériolis website: ceriols.com/fo

