

595 000 €

**Contact agency**

**Opio Rouret Immobilier**

1063 Avenue de Grasse

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**For sale house**

**6 rooms**

**Surface : 127 m<sup>2</sup>**

**Surface of the living : 28 m<sup>2</sup>**

**Surface of the land : 1697 m<sup>2</sup>**

**Year of construction : 1973**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Gaz**

**Inner condition : a refresh**

**External condition : Façades refaites en 2017**

**Couverture : tiling**

**Features :**

POOL, fireplace, Bedroom on ground floor, double glazing, Automatic gate, CALM

5 bedroom

1 terrace

3 showers

2 WC

3 parkings

1 cellar

**Energy class (dpe) : F**

**Emission of greenhouse gases (ges) : F**

Document non contractuel



**House 3868 Le Rouret**

LE ROURET: 15 mins SOPHIA ANTIPOLIS - 30 mins NICE and CANNES 1973 villa located near the village center - shops, schools and college a few minutes away.

The ground floor consists of an entrance, toilet, living room with fireplace, kitchen, bedroom, and shower room. Upstairs: large bedroom. An independent studio - separate workshop - 2 car shelter. Flat, fenced garden in its natural state with olive trees, laurels and perennial beds. Secure swimming pool.

**Fees and charges :**

595 000 € fees included

