

949 000 €

Contact agency

Agence du Tignet

370 route de Draguignan

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For sale house

8 rooms

Surface : 245 m<sup>2</sup>

Surface of the living : 65 m<sup>2</sup>

Surface of the land : 1700 m<sup>2</sup>

Year of construction : 1997

Exposition : Sud est

View : Jardin

Hot water : Electrique

Inner condition : renovated

External condition : GOOD

Features :

Piscine chauffée 5X10, pool house, Suite, Fireplace, Bedroom on ground floor, Huisseries double vitrage, Laundry room, Panneaux solaires X18, Automatic gate, Absolute calm

5 bedroom

2 terraces

3 bathrooms

3 showers

2 WC

1 cellar

Document non contractuel

27/09/2024 - Prix T.T.C



## House 3709 Saint-Cézaire-sur-Siagne

Mandate: &quot;ABSOLUTE CALM / GUARANTEED LOVE AT FIRST SIGHT&quot;  
Located in a residential area in absolute calm, beautiful villa of 215 m<sup>2</sup> renovated with quality materials is built on a flat plot of 1700 m<sup>2</sup> fully landscaped and decorated with a heated swimming pool. It is composed on the ground floor: an entrance with cupboard, pantry/laundry room, large living room of approximately 65 m<sup>2</sup> with open fitted kitchen with island, a bedroom with shower cubicle and sink, individual WC, a spacious master suite with bathroom, spa shower and sauna opening onto terrace. Upstairs: A mezzanine open to the living room which can be converted into a lounge or play area, 2 bedrooms, a shower room with WC. + An independent apartment of approximately 46 m<sup>2</sup> with its own garden comprising an air-conditioned living room with open kitchen, a shower room with WC, a large bedroom. Services and equipment: mains drainage, automatic gate with videophone, outdoor lighting, double carport, 5X10 heated swimming pool with liner covering (automatic PH regulator + heat pump), double glazed frames, sliding windows, electric roller shutters and wooden shutters, reversible air conditioning heating, pool house (10 m<sup>2</sup>) with electricity, 6-seater jacuzzi, pétanque court, cellar, 18 solar panels for self-consumption.

Fees and charges :

949.000 € agency fees 4.76% à the responsibility of the buyer included

