

**750 000 €**

**For sale house**

**5 rooms**

**Surface : 167 m<sup>2</sup>**

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

**Surface of the land : 1200 m<sup>2</sup>**

**Year of construction : 1990**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

pool, fireplace, double glazing, Laundry room, calm

3 bedroom

1 bathroom

1 shower

2 WC

1 garage

4 parkings

**Energy class (dpe) : D**

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

Document non contractuel

27/03/2025 - Prix T.T.C



## House 3777 Le Rouret

Exclusively - LE ROURET - 30 mins NICE and CANNES - 15 mins SOPHIA ANTIPOLIS - located in a small quiet residential area - charming 5/6 room villa - bastide very bright. Warm decoration and pleasant distribution of volumes - Beautiful high ceilings in the living area. South-west orientation with pretty dominant view very clear on the hills - The village, schools, college and shops a few minutes. Arrival by the upper part with a beautiful marked reception (changing rooms - toilet and night clearance). Bedroom 1 and 2 with storage - shower room - master bedroom 3 with bathroom, toilet - Ground floor: large reception hall with beautiful staircase - guest toilet - living room - separate dining room adjoining the fitted kitchen overlooking a loggia - large laundry room. Flat garden planted with olive trees, citrus fruits (orange trees - lemon trees). Some additional planting work to be done in the garden (part of a hedge). Garage 23 m<sup>2</sup> - outdoor parking spaces - Virtual visit on request - Fees payable by the seller.

**Fees and charges :**

**750 000 € fees included**

