

**850 000 €**

**For sale house**

**5 rooms**

**Surface : 248 m<sup>2</sup>**

**Surface of the living : 96 m<sup>2</sup>**

**Surface of the land : 1573 m<sup>2</sup>**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Features :**

fireplace, Bedroom on ground floor, double glazing, Laundry room, calm

3 bedroom

2 terraces

1 bathroom

2 showers

3 WC

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

28/04/2024 - Prix T.T.C



## House 3865 Le Rouret

Maison Le Rouret 6 room(s) - LE ROURET: 15 mins SOHPIA-ANTIPOLIS - close to the village center and its shops - schools - college. Partly very old house renovated (1890) and part enlarged with more modern decoration. Living space 248 m<sup>2</sup> plus 75 m<sup>2</sup> of annexes. Consists of a direct entrance to living room of 51 m<sup>2</sup> - dining room - second living room - kitchen 17 m<sup>2</sup> - master bedroom (1) with Italian shower room - 3 bedrooms of more than 20 m<sup>2</sup> each - a shower room and a bathroom - large dressing room - in the basement: large cellar - laundry room (75 m<sup>2</sup>) Fenced garden in natural state with olive trees, traditional century-old lime tree and other plants. Fees payable by the seller - Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr);

Fees and charges :

850 000 € fees included

