

**1 100 000 €**

**For sale house**

**5 rooms**

**Surface : 149 m<sup>2</sup>**

**Surface of the living : 17 m<sup>2</sup>**

**Surface of the land : 700 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Sud est**

**View : Aperçu mer**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Features :**

pool, Bedroom on ground floor, double glazing, Automatic gate, calm

3 bedroom

2 terraces

2 show ers

2 WC

4 parkings

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

01/05/2024 - Prix T.T.C



## House 3888 Opio

OPIO: Cannes hinterland - 15 mins SOPHIA ANTIPOLIS. 30 mins from NICE AIRPORT Residential countryside location in absolute calm, villa of 149 m<sup>2</sup> completely renovated with taste and quality materials, consists of: On the garden level: entrance - kitchen open to dining room - living room - and 2 bedrooms - 1 walk-in shower room and master suite with its shower room. On the ground floor: a space of approximately 49 m<sup>2</sup> converted into a living room and office. The property is completed by a shelter that can be closed and a cellar of approximately 25 m<sup>2</sup>. The exterior offers a flat fenced garden of approximately 800 m<sup>2</sup> and a swimming pool under construction. South and East orientation - Unobstructed view and glimpse of the sea. 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 :

1 100 000 € fees included

