

**895 000 €**

**For sale house**

**4 rooms**

**Surface : 148 m²**

**Surface of the living : 36 m²**

**Surface of the land : 1601 m²**

**Year of construction : 1986**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : a refresh**

**Couverture : tiles**

**Features :**

pool, pool house, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

6 parkings

**Energy class (dpe) : D**

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

Document non contractuel

17/05/2024 - Prix T.T.C



## House 3889 Roquefort-les-Pins

ROQUEFORT LES PINS - Back - Pays Cannes: bright charming villa located in a very quiet residential cul-de-sac while being a few minutes walk from the center of shopping activities. For lovers of nature and birdsong because it is on the edge of protected green spaces (large nature reserve) and close to a stream - consists of an entrance, living room 37 m² with fireplace and roof volume - mezzanine (space office or TV) opens onto a veranda of 18 m² - large fitted independent kitchen (granite worktop) with scullery - bedroom N°1 with shower room and dressing room - Upstairs a mezzanine opening onto the living room - bedroom No. 2 and No. 3 - bathroom and toilet - The whole is in good general condition - Garden with olive trees, pines, laurels, colorful and aromatic groves. Wooden outbuilding. Solar panel battery on the roof (income around €2,000 annually) - septic tank not up to standard - ?Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr/#39;](http://www.georisks.gouv.fr/#39;). Fees payable by the seller.

Fees and charges :

895 000 € fees included

