

## **Opio Rouret Immobilier**

VENTE LOCATION GESTION LOCATIVE

opio-rouret-immobilier.fr ■ 04 93 77 77 77

## Price on request

For sale house 5 rooms Surface : 156 m<sup>2</sup>

Surface of the living : 47 m<sup>2</sup> Surface of the land : 1020 m<sup>2</sup> Year of construction : 1950 - 2008 Exposition : Sud ouest View : Mer Hot w ater : Electrique Inner condition : excellent External condition : a refresh Couverture : Tuiles et casquettes

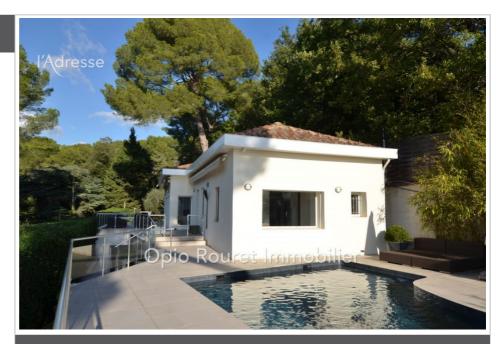
## Features :

pool, pool house, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, calm

4 bedroom 1 terrace 2 bathrooms 1 show er 3 WC 1 garage

Energy class (dpe) : D Emission of greenhouse gases (ges) : B

Document non contractuel 12/07/2025 - Prix T.T.C



## House 3778 Cannes

EXCLUSIVE: CANNES Californie - highly residential and quiet area - 30 minutes NICE Airport - Splendid view of the city, hills and sea. Villa with modern modern decoration including 4 bedrooms in well-separated spaces in the volume. Ground floor: Large living room - semi-American kitchen - passage to the master bedroom 28 m<sup>2</sup> with its mezzanine office, bathroom and dressing room. Guest toilet room towards second bedroom bathroom and dressing room - On the ground floor: bedrooms 3 and 4 - shower room - separate toilet - laundry area - Large garage of 45 m<sup>2</sup> 1020 m<sup>2</sup> garden with two landscaped terraces - Living room level: swimming pool with large terrace, summer kitchen and pergola. The whole in good general condition. Fees charged to the seller Virtual visit on request. Fees and charges :



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