

**595 000 €**

**For sale house**

**5 rooms**

**Surface : 151 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Surface of the land : 500 m<sup>2</sup>**

**Year of construction : 2022**

**Exposition : Sud ouest**

**Hot water : Electrique**

**Inner condition : A finir**

**External condition : new**

**Couverture : tiles**

**Features :**

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

4 bedroom

1 bathroom

3 showers

2 WC

2 parkings

1 cellar

Document non contractuel

26/04/2024 - Prix T.T.C



## House 3862-1 Le Rouret

**EXCLUSIVE - LE ROURET - Cannes hinterland - 15 mins from the SOPHIA ANTIPOLIS Technopole - villa in the state of structural work &quot;out of water - out of air&quot;, finished facades. located near the village center which can be done on foot = shops, schools, college, theater etc ... while being in a quiet residential area. Consists of 5 main rooms (3 bedrooms + mezzanine office open to the living room) adjoining garden with an area of approximately 500 m<sup>2</sup>. - Consists of an entrance - guest toilet - laundry room - living room opening onto a patio - American kitchen that can be closed - master bedroom with dressing room and bathroom. Upstairs: mezzanine and open passageway - 3 bedrooms each with a shower room and storage - separate toilet. Interior finishing work to be done with the advantage of decorating to your liking! Connection to networks made and septic tank installed. Traditional construction on crawl space. Fenced flat garden. cellar 17 m<sup>2</sup> and aerial car parks. Fees payable by the seller - Not subject to DPE Fees payable by the seller. ?Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr/#39;](http://www.georisques.gouv.fr/#39;).**

**Fees and charges :**

