

1 650 000 €

For sale house

6 rooms

Surface : 199 m<sup>2</sup>

Surface of the living : 43 m<sup>2</sup>

Surface of the land : 4968 m<sup>2</sup>

Year of construction : 1960 - 2005

Exposition : Sud

View : Jardin

Inner condition : good

External condition : excellent

Couverture : tiles

Features :

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

4 bedroom

1 bathroom

1 shower

3 WC

2 garage

3 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

02/07/2022 - Prix T.T.C



## House 3697 Roquefort-les-Pins

ROQUEFORT LES PINS: 25 minutes NICE and CANNES Riviera - A few minutes from the village center in a wooded environment - bright single-storey villa consisting of 6 rooms - 4 bedrooms and an office - Spaces and volumes are balanced with parts arched and open from room to room giving from all sides on the garden and the swimming pool of a beautiful dimension. Upstairs: possibility of converting 30 m<sup>2</sup> into a living room (workshop - music room or bedrooms) - garage - old small sheepfold at the bottom of the garden in the shade of pines. Plot of flat land of 4968m<sup>2</sup> planted with pines and oaks with a landscaped area of massifs in southern colors around the villa. Fees charged to the seller The whole is in excellent condition. Possibility of expansion or construction of a second volume (friends house - caretaker).

Fees and charges :

1 650 000 € agency fees 4,85% à the responsibility of the buyer included

