

**695 000 €**

**For sale house**

**10 rooms**

**Surface : 282 m<sup>2</sup>**

**Surface of the living : 55 m<sup>2</sup>**

**Surface of the land : 3123 m<sup>2</sup>**

**Year of construction : 1960**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Gaz**

**Inner condition : a refresh**

**External condition : a refresh**

**Couverture : tiles**

**Features :**

pool, pool house, fireplace, double glazing

6 bedroom

3 bathrooms

1 shower

5 WC

1 garage

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel

29/04/2024 - Prix T.T.C



## House 3861 Le Bar-sur-Loup

CO-EXCLUSIVE - LE BAR SUR LOUP - 35 mins CANNES - 20 mins SOPHIA ANTIPOLIS - old sheepfold located near the village center while being quiet. The property has 3 independent living spaces (ideal guest rooms). Consists of the main house (sheepfold) 160 m<sup>2</sup> in good general condition - 2 independent studios (20 m<sup>2</sup> each) to renovate and a separate 3-room apartment (82 m<sup>2</sup>) in excellent condition. Added to this are the outbuildings = cellar, pantry, laundry room, storage room, double garage (91 m<sup>2</sup>). The garden with a surface area of 3,123 m<sup>2</sup> is planted with rustic vegetation of laurels, various species and its traditional century-old lime tree, olive trees and its relaxation areas: shaded corners or discovered by the panoramic terrace which frames a view of the green hills. Some development work will restore the overall living environment and comfort. Beautiful and good potential for lovers of old properties! Documentation and brochure on request. 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 :

695 000 € fees included

