

**1 320 000 €**

**For sale house**

**8 rooms**

**Surface : 239 m²**

**Surface of the living : 69 m²**

**Surface of the land : 2510 m²**

**Year of construction : 1990**

**Exposition : Est et sud**

**View : Aperçu mer**

**Hot water : Gaz**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Features :**

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

5 bedroom

1 terrace

2 bathrooms

1 shower

3 WC

1 garage

6 parkings

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

07/07/2025 - Prix T.T.C



## House 3845 Le Rouret

the rouret - villa 8 rooms with independent apartment. sale the rouret: exclusive!  
near the heart of the village - 25 mn nice airport and cannes. villa in excellent  
condition, perfectly maintained and very bright. dominant situation very calm. open  
view hills with sea view. spaces and volumes with large openings framing the view  
and the garden. includes 69 m² double reception opening onto large terrace - fitted  
kitchen with pantry - 6 bedrooms + 1 office - large gym - independent apartment in  
rdj - large cellar and garage. living area 240 m² - useful surface 400 m² with  
annexes. flat garden, naturally wooded and fenced with hedges. lagoon pool. fees  
charge seller.

Fees and charges :

1 320 000 € fees included

