



opio-rouret-immobilier

www.opio-rouret-immobilier.fr ■ T. 04 93 77 77 77 ■ VENTE - LOCATION - GESTION LOCATIVE

Price on request

For sale house

7 rooms

Surface : 193 m²

Surface of the living : 47 m²

Surface of the land : 1597 m²

Year of construction : 1985 - 2010

Exposition : Est ouest

View : Panoramique

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Features :

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

6 bedroom

1 terrace

1 bathroom

3 showers

3 WC

2 garage

4 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

17/01/2026 - Prix T.T.C



House 3977 Le Rouret

LE ROURET: 30 min from NICE and CANNES – Cannes hinterland – Pleasant and bright villa, **90% on one level** – excellent quiet residential location with panoramic mountain views. Just minutes from the heart of a lively village with schools, a middle school, theater, and farmers' market. Everything you need for comfortable living, only 30 minutes from NICE Airport. Charming décor in soft pastel colors. Entrance – living and dining room, 47 m², opening onto a large tiled terrace – modern fitted kitchen – office or bedroom – bedroom 2 with shower room – bedroom 3 with bathroom and shower – bedroom 4 – separate shower – Upstairs: master bedroom with dressing room and shower room. Separate from the house, by the pool, a guest bedroom with toilet and shower room. Flat garden with no views of neighbors, partly enclosed by dry stone walls and tall hedges. Naturally landscaped and filled with flowering beds, olive trees, pines, cypresses, and laurels. The property is in excellent overall condition. Comfort upgrades and updates to electrical and plumbing standards, remote-controlled heating system, alarm, pool renovation with new motor, etc. Reversible air conditioning. Served by school bus. Additional photos and virtual tour available upon request. **Fees



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