

Price on request

Contact agency

Quality IMMOBLIER

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For sale apartment

Exposition : Ouest

View : Dégagée

Hot water : Collective

Inner condition : GOOD

Standing : semi-luxury

Features :

lift, double glazing, gated, CALM, armored door, residential

1 bedroom

2 terraces

1 bathroom

1 WC

1 parking

1 cellar

Document non contractuel

30/08/2025 - Prix T.T.C



## Apartment 745 Le Rouret

LE ROURET - Beautiful 2-Room Apartment / 2nd floor with elevator and ground floor access /. Close to major roads, in a recent residence certified BBC (Low Energy Building), situated in an elevated position, offering all the latest amenities, warm welcome, secure entrance, digital code access, large living room with two French doors opening onto a west-facing terrace that catches the sunset, lovely fully equipped modern kitchen, bedroom overlooking the garden, as well as a spacious bathroom with bathtub, toilet, towel warmer, and built-in closets. Ideal for someone working in Sophia Antipolis / at the foot of the building, a few essential shops, but the village is very close for shopping and the new supermarket. Charges €223 / month including hot water and central heating, partly powered by the building's rooftop photovoltaic panels. Viewings available from September 19, 2025. Note: The parking is underground. COGEDIM and the environment: a responsible commitment \*\*Low Energy Building Label "BBC-Effinergie"\*\*\* and "NF Logement HQE approach" certification, guaranteeing energy savings, comfort, and durability Our sustainable development approach involves optimized management of resources (water, heating, electricity) and air quality, limiting energy loss and the environmental impact of construction. A strict specification sheet enables us to achieve the highest qualifications for sustainable building for this residence. The



sought-after environment, close to economic hubs. Its energy savings and comfort performance, guaranteed by the "BBC" label.

Fees and charges :

www.annoncefrance.immo