

485 000 €

Contact agency

**M&C International**

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For sale house

4 rooms

Surface : 89 m<sup>2</sup>

Surface of the living : 21 m<sup>2</sup>

Surface of the land : 100 m<sup>2</sup>

Exposition : Sud est

View : Dégagée

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

Couverture : roof terrace

Features :

CALM

3 bedroom

1 bathroom

1 shower

1 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

20/05/2024 - Prix T.T.C



### House 2303 Valbonne

Sophia Antipolis, our agency is pleased to offer you for sale, exclusively, this pretty T4 type villa of 89 m<sup>2</sup> in the Haut-Sartoux district. Immediate proximity, in a calm and green environment, to all schools, local shops and services. Ideal family. Discreetly adjoining on one side, the villa consists of a bright living-dining room with open fitted kitchen, an office area with mezzanine, 3 bedrooms, 2 bathrooms (shower and bath), a separate toilet. The presence of numerous cupboards and an exterior pantry allows for optimal storage. The huge asset of this villa is its immense circular terrace of over 100m<sup>2</sup>.

Fees and charges :

Annual current expenses 300 €

Well condominium

485 000 € fees included

