

**Price on request**

**Contact agency**

**Caron Immobilier**

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**For sale house**

**6 rooms**

**Surface : 164 m²**

**Surface of the living : 40 m²**

**Surface of the land : 1916 m²**

**Year of construction : 1980**

**Exposition : Ouest**

**View : Dégagée**

**Inner condition : GOOD**

**Features :**

fireplace, double glazing, CALM

4 bedroom

2 terraces

1 bathroom

2 show ers

2 WC

2 garage

6 parkings

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

16/09/2025 - Prix T.T.C



### House 41 Auribeau-sur-Siagne

Auribeau sur Siagne, beautiful detached villa of 164 m² on a wooded plot of 1916 m² offering exceptional, unobstructed views, ideally located in a residential area near the village. It consists on the ground floor: A large garage of 30 m² accommodating 2 cars and a 10 m² cellar. An independent 2-room apartment of 40 m² with living room, open kitchen, shower room, and WC. The apartment opens onto a beautiful terrace with a lovely clear view. Full thermal insulation on walls and ceiling On the garden level: A spacious and bright 40 m² living room opening onto the terrace and garden with plenty of storage. A large equipped kitchen with fireplace of 21 m², also overlooking the garden. The sleeping area offers 3 bedrooms including a master suite with a private shower room, a bathroom, and a separate toilet. This house with its fine features: air conditioning, double glazing, electric shutters, and fiber optic internet is sure to charm you. Oil-fired boiler for heating and hot water. The terraced garden planted with oaks, ash trees, mimosas, laurels, and a lemon tree has a well and is suitable for a swimming pool. You will also enjoy a quiet and sunny environment thanks to its numerous terraces. Ample storage and utility spaces (2 garden sheds). Parking available for 2 cars in the garage, 2 to 3 in front of the garage, and 3 under the carport. Just a 5-minute walk to amenities (public transport, schools, shops) 15 minutes to highway access and 20 minutes to the beaches 20 minutes from Nice Côte d'Azur.

