

750 000 €

Contact agency

**Opio Rouret Immobilier**

1063 Avenue de Grasse

06650 Le Rouret

+33 (0)4 93 77 77 77 / info@opio-rouret-immobilier.fr

**For sale house**

**5 rooms**

**Surface : 199 m²**

**Surface of the living : 59 m²**

**Surface of the land : 1699 m²**

**Year of construction : 1981**

**Exposition : Ouest**

**View : Panoramique**

**Hot water : Gaz**

**Inner condition : a refresh**

**External condition : a refresh**

**Couverture : Tuiles PST**

**Features :**

POOL, fireplace, Bedroom on ground floor, double glazing, Laundry room, Manual gate, CALM

4 bedroom

3 terraces

2 bathrooms

3 WC

1 garage

4 parkings

2 cellars

**Energy class (dpe) : E**

**Document non contractuel**

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



### House 3925 Châteauneuf-Grasse

EXCLUSIVE: CHATEAUNEUF DE GRASSE - close to the village on a western slope with very clear views - A few minutes from the shops of "Pré du Lac" - 40 mins from NICE Airport and CANNES Riviera - Quality traditional construction villa - living area 199 m² + large basement and garage - Beautiful entrance and hallway - living room opening onto loggia and upper garden - large independent kitchen (to be redone) - master suite with dressing room and bathroom/shower - On the ground floor: 3 bedrooms - bathroom/shower WC - boiler room - machine area - cellars and large garage. 1330 m² terraced garden variously planted with olive trees, fruit trees, citrus trees and laurel hedges - Renovated swimming pool with winter shelter (gelcoat coating - salt filtration -

Fees and charges :

750 000 € fees included

