

634 000 €

Contact agency

Agence Cannes Soleil

347 chemin de Pierrenchon

06810 Auribeau-sur-Siagne

+33 (0)6 24 77 62 39 /

sophie.benato@cannes-soleil.com

For sale villa

5 rooms

Surface : 115 m²

Surface of the living : 33 m²

Surface of the land : 406 m²

Year of construction : 2003

Exposition : Sud ouest

View : Dégagée

Couverture : tiling

Features :

fireplace, Bedroom on ground floor, double glazing, CALM

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC


1 garage

2 parkings

Document non contractuel



Villa 2713 La Roquette-sur-Siagne

Prime Location! Your real estate agency invites you to discover, exclusively in La Roquette-sur-Siagne, a charming 5-room detached villa, nestled in a secure and peaceful estate, complete with a 20 m² garage. This property offers an unobstructed panoramic view of the Tanneron hills, the sea, and benefits from a southwest exposure. Built in 2003, this 115 m² villa provides an ideal living environment and layout for a family. The well-designed interior features: Ground floor: Entrance hall, guest WC with washbasin, a bright 33 m² living room with a fireplace, an independent solid oak kitchen, a 15 m² bedroom with built-in closets and en-suite shower room. Upstairs: Two bedrooms with integrated closets, a master bedroom with dressing room, a bathroom, and a separate WC. The villa offers ample storage space and multiple parking options with low annual charges. Thanks to a combination of two types of solar panels (for hot water, heating, and electricity production), the property is nearly energy self-sufficient. A few modernization updates will allow you to customize this home to your taste. Contact us to schedule a visit! Residential estate with 39 villas. Annual charges: €977.48. Fees paid by the seller.  Information on potential risks for this property is available on the Géorisques website: www.georisques.gouv.fr.

Fees and charges :

634,000 € fees included

