

759 000 €

Contact agency

Agence du Tignet

370 route de Draguignan

06530 Le Tignet

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For sale house

7 rooms

Surface : 237 m²

Surface of the living : 59 m²

Surface of the land : 2310 m²

Year of construction : 1991

View : Dégagée et Lac

Hot water : Electrique

Inner condition : very good

Features :

Piscine traditionnelle (5X10), summer kitchen, Suite, Fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

4 bedroom

2 bathrooms

2 showers

4 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

07/05/2025 - Prix T.T.C



### House 3735 Le Tignet

Mandate 3375 CLEAR VIEW AND LAKE Dominant situation for this beautiful bright villa of approximately 220 m<sup>2</sup> on 2310 m<sup>2</sup> of fully enclosed and landscaped grounds with swimming pool, comprising: RJ: large living room of 59 m<sup>2</sup> with fireplace insert, kitchen US, a master bedroom with dressing room and shower room with Italian + WC, a bedroom with shower room and toilet, laundry, WC ind. Floor : two bedrooms with wardrobes, bathroom with toilet. RC : vast space of about 80 m<sup>2</sup> including a garage, a games room, an office, a laundry room, a cellar and a workshop. Portal and automatic watering, summer kitchen with barbecue, school and shops nearby, bowling, carport, garage.

Fees and charges :

759 000 € agency fees 3,82% à the responsibility of the buyer included

