

1 275 000 €

Contact agency
Agence de Provence

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For sale house

7 rooms

Surface : 213 m²

Surface of the living : 74 m²

Surface of the land : 2095 m²

Year of construction : 1997

Exposition : Sud ouest

Hot water : Gaz

Features :

POOL, AIR CONDITIONING, double glazing, fireplace, Automatic Watering, Laundry room, Automatic gate, CALM, Bedroom on ground floor

4 bedroom

3 bathrooms

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel



House 742 Mouans-Sartoux

Located between Mouans-Sartoux and Plascassier, this house enjoys a sought-after, quiet location, yet remains close to amenities and major roads. The center of Mouans-Sartoux village can be reached on foot in less than 15 minutes, and Valbonne is a 10-minute drive away. Located at the end of a cul-de-sac, with no overlooked views, it benefits from a beautiful south-west exposure and a peaceful setting. A gate provides access to the Siagne Canal for walks. Built in 1997 on a plot of 2,095 m², the house offers a living area of approximately 215 m². The ground floor consists of a large, bright living room of 74 m² with an open kitchen, an office, an en-suite bedroom, a laundry room, and a dressing room. Upstairs you will find a second en-suite bedroom, two further bedrooms and a separate bathroom. The well-maintained garden includes a saltwater swimming pool, a technical room, a covered terrace that can be used year-round, and a second, more discreet terrace. A higher, flat section of the land is ideal for games or relaxation. The house is equipped with reversible air conditioning in all bedrooms and the office. It is in very good condition thanks to recent renovations. Parking is available on the property and in front. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

Fees and charges :

1 275 000 € fees included

