

## Price on request

Contact agency

Agence du Tignet

370 route de Draguignan

06530 Le Tignet

+33 (0)4 93 66 48 10 / info@agencedutignet.fr

For sale house

6 rooms

Surface : 186 m²

Surface of the living : 58 m²

Surface of the land : 1855 m²

Year of construction : 1972

Exposition : Sud Sud Est

View : Jardin

Inner condition : to renovate

External condition : to renovate

### Features :

Système d'alarme VERISURE, Garage de 17,36 m², Grenier de 41,50 m² (au sol), fireplace, 2 bedrooms Bungalow, Double et simple vitrage, Secteur résidentiel, Commerces à 700 mètres, Ecoles à 900 mètres, Secteur résidentiel / calme

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F



## House 3825 Mouans-Sartoux

**Mandate 3825 GREAT OPPORTUNITY / RESIDENTIAL AREA** Located in a very quiet setting at the end of a dead-end street, and close to the center of Mouans-Sartoux village, this detached Provencal-style villa of approximately 186 m² stands on a 1855 m² plot. On the ground floor, it features an entrance hall, hallway with closet, separate WC with hand basin, a large living room of 32.75 m² with a fireplace, a 20.43 m² veranda, a second lounge of about 25.84 m², an independent kitchen, hallway with closet, a bathroom with shower, 2 bedrooms (12.70 m² and 14.22 m²) including one en suite with a washroom leading to a third bedroom with dressing room (27 m²). Upstairs, there is a 12.40 m² bedroom with washroom and WC as well as an attic of approximately 41.52 m² (floor area). Features and amenities: Electric roller shutters or wooden hinged shutters, aluminum double-glazed windows and single-glazed wooden frames, connection to mains sewage, gas central heating, basement/crawl space, 17.36 m² garage with adjoining boiler room of 4.30 m², VERISURE alarm system with surveillance cameras (new), terraces, quiet and residential area. Village center and shops 700 meters away, René Friard Cinema and Gymnasium 800 meters away, schools 900 meters away.

Fees and charges :

