

## 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**

**5 rooms**

**Surface : 148 m²**

**Surface of the living : 34 m²**

**Surface of the land : 2570 m²**

**Year of construction : 1975**

**View : Dégagée**

**Hot water : Thermodynamique**

**Inner condition : GOOD**

### Features :

Piscine traditionnelle 9X5, barbecue, Suite, Fireplace, Bedroom on ground floor, double glazing, Village à 900 m, Portail auto + interph, Quiet area

4 bedroom

3 terraces

1 bathroom

2 showers

3 WC

2 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

27/07/2025 - Prix T.T.C



## House 3762 Saint-Cézaire-sur-Siagne

**Mandate 3762 GREAT OPPORTUNITY / TO VISIT QUICKLY** Located close to the village, and enjoying a beautiful unobstructed view of the hills, this beautiful traditionally built Provençal villa of approximately 148 m² is built on a plot of approximately 2570 m² with a swimming pool. It is composed on the ground floor of a hall with cupboard, separate WC with washbasin, a living room of 34.30 m² with insert fireplace opening onto a terrace, a separate fitted kitchen, a hallway, a master bedroom with Italian shower room and suspended WC, two bedrooms with cupboards with shared shower room, as well as an adjoining studio (hallway, separate WC, bathroom, a living room with kitchenette) Services and equipment : natural stone floors, individual septic tank sanitation (non-compliant), oil central heating (CHAPPEE boiler), double-glazed frames, automatic gate with intercom, electric blind, 2 garages (30.75 m² and 16.50 m²), cellar (14 m²), workshop (15 m²), boiler room (4.80 m²), traditional free-form swimming pool 9X4.5 with chlorine, ornamental pond, photovoltaic panels (yield approximately 1200 euros / year).

Fees and charges :

