

645 000 €

Contact agency

Agence du Tignet

370 route de Draguignan

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For sale house

6 rooms

Surface : 170 m²

Surface of the living : 61 m²

Surface of the land : 1986 m²

Year of construction : 1992

Exposition : Sud est

View : Jardin

Hot water : Gaz

Inner condition : to modernize

External condition : GOOD

Features :

11x6 pool, pool house, Suite, fireplace,  
Bedroom on ground floor, double glazing,  
wine cellar, Laundry room, Automatic gate,  
CALM

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E



### House 3712 Saint-Cézaire-sur-Siagne

In a quiet and residential area, a majestic driveway leads to this traditionally built 6-room Provencal villa of approximately 170 m<sup>2</sup> of living space with swimming pool, terraces, pool house and garage in the basement. Flat, enclosed and landscaped land of 1800 m<sup>2</sup>! - On the ground floor: an entrance opening onto a living/dining room with fireplace insert AND open fitted kitchen (approximately 65 m<sup>2</sup>), office or bedroom (17 m<sup>2</sup>), separate WC. Direct access to a covered terrace ideal for a moment of relaxation and conviviality with BBQ and pizza oven. - Upstairs: 3 bedrooms (20 m<sup>2</sup> / 18 m<sup>2</sup>) including 1 master bedroom (22 m<sup>2</sup>) comprising shower room/WC and linen room and access to the solarium terrace, bathroom. - In the basement: 36 m<sup>2</sup> garage (2 cars possible), boiler room, wine cellar, living room that can be used as an office or bedroom! A large swimming pool (11.50 MX 6 M) in concrete with small Opio tiles and its pool house. Stone maset serving as a large shed. Vegetable garden. Construction on crawl space, double glazing, town gas central heating with radiators (new Frisquet boiler), wooden shutters, tiled floor, mains drainage, tarmac driveway, automatic gate, etc.

Fees and charges :

645 000 € agency fees 3,72% à the responsibility of the buyer included

