

## Price on request

### Contact agency

#### Agence du Tignet

370 route de Draguignan

06530 Le Tignet

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### For sale house

6 rooms

Surface : 156 m²

Surface of the living : 35 m²

Surface of the land : 1500 m²

Year of construction : 1996

Exposition : Sud ouest

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

### Features :

Piscine au chlore, Boules, Atelier de 20 m², fireplace, Bureau avec entrée ind., UPVC double glazed, photovoltaic panels, electric shutters, Automatic gate, independent studio

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

03/10/2025 - Prix T.T.C



## House 3801 Saint-Cézaire-sur-Siagne

Mandate 3801 "HEART-STOPPER / SINGLE-STOREY FAMILY VILLA" Located in a residential area, this beautiful single-storey Provençal family villa of 156 m² sits on a flat, landscaped 1500 m² plot with a swimming pool. It features an entrance hall, a living room of 35.30 m² with a wood-burning insert fireplace opening onto a terrace, an open equipped kitchen of 14.17 m², hallway, 3 bedrooms including two with closets, a bathroom, a separate toilet, and an office with independent access (perfect for teleworking or an independent business). The little extra: a studio of about 31.40 m² with a separate entrance (which can be connected to the main house), including a living area with closets, a fitted kitchen, a toilet, and a shower room. Features and amenities: mains drainage, PVC double-glazed windows, reversible air conditioning and electric radiator, wooden shutters and electric roller shutters, mosquito screens, 10x4 chlorinated fiberglass pool, 20 m² workshop, pétanque court, plenty of parking on the property, solar panels generating about €2,000/year in revenue, aluminum gutters, garden shed, automatic gate, fiber optic connection, crawl space.

Fees and charges :

