

## Price on request

**Contact agency**

**Agence du Tignet**

370 route de Draguignan

06530 Le Tignet

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**For sale house**

**7 rooms**

**Surface : 216 m²**

**Surface of the living : 42 m²**

**Surface of the land : 1989 m²**

**Year of construction : 1986 (PC maison )**

**Exposition : Sud est**

**View : Panoramique Mer et Lac**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

### Features :

Piscine traditionnelle 10X5, Laundry room, Suite, fireplace, Bedroom on ground floor, Double glazed timber, Gouttières zinc + aluminium, Alarme avec caméra, Portail automatique + visio

5 bedroom

3 terraces

1 bathroom

2 showers

3 WC

1 cellar

**Energy class (dpe) : C**

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



## House 3822 Le Tignet

**Mandate 3822 " PANORAMIC SEA / LAKE AND HILLS VIEW "** Located on the heights of TIGNET and enjoying a beautiful panoramic view of the sea and the Saint-Cassien lake, this lovely traditional villa of 216.55 m² is built on a 1989 m² plot with a swimming pool, planted with olive and fruit trees. It consists of a main living area of approximately 150 m² including: an entrance with closet, a laundry room, a spacious air-conditioned living room of around 42 m² with a fireplace, a terrace with barbecue, a fitted kitchen, one bedroom, and a shower room with toilet. On the intermediate level: hallway, 2 bedrooms including one air-conditioned with closet, a master bedroom with air conditioning, bathroom and shower, a cellar, a dressing room, a restroom with toilet and closet, a workshop (possible bedroom or office), covered terrace. And on the garden level, an independent 2-room apartment, comprising: a hallway, separate toilet with hand basin, a 24.50 m² living room, a kitchen, one room, a bedroom, and a shower room. Features and equipment: septic tank sanitation (non-compliant / can be connected to main sewer), wooden double-glazed windows, electric water heater, electric convactor heating and reversible air conditioning, wooden shutters, covered terrace of 15 m², 2-car shelter of 29.30 m², zinc and aluminum gutters, automatic gate with video intercom, VERISURE alarm system with camera, storage room, traditional chlorine pool 10x5 with counter current swimming, basement of 10 m².

