

**410 000 €**

**Contact agency**

**Riviera Arrière Pays Immobilier**

975 Lavancia

06260 Puget-Théniers

06 16 83 13 83 / contact@rapimmo.com

**For sale house**

**7 rooms**

**Surface : 213 m²**

**Surface of the living : 37 m²**

**Surface of the land : 1711 m²**

**Year of construction : 1975**

**Exposition : Sud**

**View : Campagne**

**Hot water : Fuel**

**Couverture : tiling**

**Features :**

Absolute calm, Terrasses 65m², Jardin clôturé, Un appartement de 4 pièces et un appartement de 3 pièces, fireplace, Bedroom on ground floor, GARAGE

6 bedroom

3 terraces

1 bathroom

1 shower

2 WC

1 garage

5 parkings

1 cellar

**Energy class (dpe) : E**

Document non contractuel

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

18/06/2025 - Prix T.T.C



### House 55 La Penne

La PENNE 1 hour 10 minutes from NICE airport, beaches and ski slopes: Located just 20 minutes from Puget-Théniers and its shops, this detached house of 213 m² facing south is built on 1711 m² of wooded and fenced land. On the ground floor: A 4-room house comprising a large living/dining room with fireplace and terrace, a separate kitchen opening onto a covered terrace with barbecue, a toilet, a dressing room and three bedrooms, one of which has an en-suite bathroom. On the ground floor: A garage and a 3-room dwelling comprising a living room opening onto a covered terrace, a kitchen, two bedrooms and a bathroom. And a workshop. The two dwellings communicate with each other by an internal staircase without having to carry out any work. This house can be used as two separate dwellings or as a 7-room house. For more information, photos or to arrange a visit, contact Cyril LHUILIER, manager of the RIVIERA ARRIÈRE-PAYS IMMOBILIER agency. The agency fees applied to this property are the responsibility of the seller.

**Fees and charges :**

410 000 € fees included

