

695 000 €

Contact agency

Opio Rouret Immobilier

1063 Avenue de Grasse

06650 Le Rouret

+33 (0)4 93 77 77 77 / info@opio-rouret-immobilier.fr

For sale house

10 rooms

Surface : 282 m<sup>2</sup>

Surface of the living : 55 m<sup>2</sup>

Surface of the land : 3123 m<sup>2</sup>

Year of construction : 1960

Exposition : Sud

View : Dégagée

Hot water : Gaz

Inner condition : a refresh

External condition : a refresh

Couverture : tiling

Features :

POOL, pool house, fireplace, double glazing

6 bedroom

3 bathrooms

1 shower

5 WC

1 garage

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : D

Document non contractuel



## House 3861 Le Bar-sur-Loup

CO-EXCLUSIVE - LE BAR SUR LOUP - 35 mins CANNES - 20 mins SOPHIA ANTIPOLIS - old sheepfold located near the village center while being quiet. The property has 3 independent living spaces (ideal guest rooms). Consists of the main house (sheepfold) 160 m<sup>2</sup> in good general condition - 2 independent studios (20 m<sup>2</sup> each) to renovate and a separate 3-room apartment (82 m<sup>2</sup>) in excellent condition. Added to this are the outbuildings = cellar, pantry, laundry room, storage room, double garage (91 m<sup>2</sup>). The garden with a surface area of 3,123 m<sup>2</sup> is planted with rustic vegetation of laurels, various species and its traditional century-old lime tree, olive trees and its relaxation areas: shaded corners or discovered by the panoramic terrace which frames a view of the green hills. Some development work will restore the overall living environment and comfort. Beautiful and good potential for lovers of old properties! Documentation and brochure on request. Fees payable by the seller - "Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr)".

Fees and charges :  
695 000 € fees included

