

1 380 000 €

**Contact agency**

**Azur Contact Immobilier**

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**For sale villa**

**8 rooms**

**Surface : 230 m<sup>2</sup>**

**Surface of the land : 2000 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Thermodynamique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, Swimming ability, fireplace,

Bedroom on ground floor, double glazing,

Automatic Watering, Automatic gate, CALM

6 bedroom

3 terraces

1 bathroom

3 showers

4 WC

2 garage

10 parkings

2 cellars

**Energy class (dpe) : C**

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

Document non contractuel

04/06/2024 - Prix T.T.C



### Villa 2410 Le Cannet

Located in the L&#39;aubarède housing estate, classified as a landscape heritage site. Beautiful Provençal stone house built in 1980. Very good construction, quality services. The house is made up of 3 independent apartments: A 4-room apartment with a living area of 113m<sup>2</sup> with a covered terrace of 50m<sup>2</sup>, a 3-room apartment with a living area of 70m<sup>2</sup> and a 2-room apartment with a living area of 50m<sup>2</sup>.

Superb plot of flat land

Fees and charges :

1 380 000 € agency fees 5,66% à the responsibility of the buyer included

