

**645 000 €**

**Buying house**

**6 rooms**

**Surface : 170 m²**

**Surface of the living : 61 m²**

**Surface of the land : 1986 m²**

**Year of construction : 1992**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Gaz**

**Inner condition : To modernize**

**External condition : good**

**Features :**

Piscine 11X6, Pool house, Suite, Cheminée insert, Bedroom on ground floor, Double Glazing, Cave à vin, Laundry room, Automatic gate, Calm

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

30/04/2025 - Prix T.T.C



## House 497V885M Saint-Cézaire-sur-Siagne

In a quiet and residential area, a majestic driveway leads to this traditionally built 6-room Provencal villa of approximately 170 m2 of living space with swimming pool, terraces, pool house and garage in the basement. Flat, enclosed and landscaped land of 1800 m2! - On the ground floor: an entrance opening onto a living/dining room with fireplace insert AND open fitted kitchen (approximately 65 m2), office or bedroom (17 m2), separate WC. Direct access to a covered terrace ideal for a moment of relaxation and conviviality with BBQ and pizza oven. - Upstairs: 3 bedrooms (20 m2 / 18 m2) including 1 master bedroom (22 m2) comprising shower room/WC and linen room and access to the solarium terrace, bathroom. - In the basement: 36 m2 garage (2 cars possible), boiler room, wine cellar, living room that can be used as an office or bedroom! A large swimming pool (11.50 MX 6 M) in concrete with small Opio tiles and its pool house. Stone maset serving as a large shed. Vegetable garden. Construction on crawl space, double glazing, town gas central heating with radiators (new Frisquet boiler), wooden shutters, tiled floor, mains drainage, tarmac driveway, automatic gate, etc.

Fees and charges :

