

598 000 €

**Buying house**

**7 rooms**

**Surface : 165 m²**

**Surface of the living : 28 m²**

**Surface of the land : 1700 m²**

**Year of construction : 1995**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Electrique ou gaz ind**

**Inner condition : good**

**External condition : good**

**Features :**

Piscine Hors sol, Ecole primaire à 1 km,  
Commerces à 500 mètres, Fireplace,  
Garage, Huisseries Dble vitrage,  
Moustiquaires, Laundry room, Automatic  
gate, Absolute calm

4 bedroom

3 terraces

2 bathrooms

1 shower

3 WC

1 garage

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

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



## House 497V913M Le Tignet

**Mandate:** 3702 "ABSOLUTE CALM / VIEW OF HILLS AND LAKE"  
Situating in a peaceful and bucolic environment, this charming property of approximately 140 m² offers a magnificent view of the hills and the lake of Saint-Cassien built on a plot of 1700 m² complemented by olive trees. It is composed on the ground floor of an entrance porch, a hall, a living/dining room of 28 m² with sliding bay window and insert fireplace, a separate fitted kitchen opening onto a covered terrace, a hallway, separate WC, a shower room, a bedroom with cupboard opening onto a terrace, an office with cupboard, and upstairs: a hallway, a bathroom with WC, a large master bedroom of 22 m² with dressing room. On the ground floor: a 3-room apartment of 53 m², independent, comprising: a living room with fitted American kitchen, hallway, 2 bedrooms, a bathroom with WC. Services and facilities: quiet and residential area, double-glazed aluminum or wood frames, mains drainage, electric roller shutters or wooden shutters, mosquito nets, electric hot water production, gas central heating (underground tank), above-ground swimming pool, dry stone swimming pool area, ornamental pond, shops and primary school nearby

