

**660 000 €**

**Buying house**

**7 rooms**

**Surface : 198 m²**

**Surface of the living : 41 m²**

**Surface of the land : 2553 m²**

**Year of construction : 1989**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : Renovated**

**External condition : good**

**Features :**

Piscine coque, 2 Abris voitures, Chambres de plain-pied, Double Glazing, air conditioning, Laundry room, Automatic gate, Absolute calm

4 bedroom

1 terrace

1 bathroom

2 showers

3 WC

1 garage

**Energy class (dpe) :** Comming soon

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

Comming soon

Document non contractuel

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



## House 497V914M Saint-Cézaire-sur-Siagne

Mandate 3752 &quot;RESIDENTIAL AREA / ABSOLUTE CALM&quot; Located in a calm and bucolic environment, this charming property of approximately 189m² is built on a plot of 2553 m² entirely fenced and decorated with a swimming pool. It is composed on the ground floor of an entrance, a living / dining room of approximately 41 m² with air conditioning and an equipped American kitchen opening onto a covered terrace, a laundry room, a hallway, separate WC, two air-conditioned bedrooms with dressing room. Upstairs: separate WC, an air-conditioned bedroom with closet, an air-conditioned master suite with dressing room and shower room. + An independent 2-room apartment of approximately 38 m² comprising an air-conditioned living room with open-plan fitted kitchen, a shower room with WC, and an air-conditioned bedroom. Services and equipment: septic tank sanitation (not up to standard), automatic gate, 2 x 25 m² 2-car shelters, PVC or wooden double-glazed frames, wooden shutters, reversible air conditioning, electric water heater, shell pool (chlorine), 24 m² garage with automatic opening, 17 m² garden chalet with electricity.

**Fees and charges :**

