

**650 000 €**

**For sale propriété**

**4 rooms**

**Surface : 100 m²**

**Surface of the living : 28 m²**

**Surface of the land : 5315 m²**

**Year of construction : 1974**

**Exposition : Est sud ouest**

**View : Panoramique**

**Hot water : Solaire**

**Inner condition : To modernize**

**External condition : Good**

**Couverture : Tiling**

**Features :**

Air conditioning, Double Glazing, Fireplace,  
 Automatic Watering, Laundry room, Calm,  
 Bedroom on ground floor

3 bedroom

2 terraces

1 bathroom

1 shower

3 WC

1 garage

4 parkings

**Legal information**

650 000 €

Fees paid by the owner, no current  
 procedure, information on the risks to which  
 this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



## Propriété 3078 Pégomas

The Agence de Provence offers you for sale in Exclusive this magnificent Property on the heights of Pégomas with panoramic views of the hills and the village of Auribeau-sur-Siagne. The 100 m² 4-room villa is independent and is composed as follows: an entrance hall, a corridor serving the following rooms: the Cathedral living room/living room with fireplace and air conditioning, a storeroom, a separate toilet with hand basin, a bathroom with WC, and two bedrooms. Upstairs, accessible by an external staircase, you will have a large independent bedroom with a 7m2 covered terrace and its shower room and separate WC. You will also benefit from a large laundry garage with solar hot water tank and a small room under the stairs. The numerous outdoor spaces on 5315m2 make this house a h

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
 Estimated annual energy between 1787 and 2417 € (reference year 2021)  
 Document non contractuel - 19/05/2024



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