

**685 000 €**

**For sale villa**

**4 rooms**

**Surface : 141 m<sup>2</sup>**

**Surface of the living : 48 m<sup>2</sup>**

**Surface of the land : 1241 m<sup>2</sup>**

**Year of construction : 1984**

**Exposition : Sud**

**View : Mer**

**Hot water : Electrique**

**Inner condition : To modernize**

**External condition : A refresh**

**Couverture : Tiling**

**Features :**

Piscine hors sol, Fireplace, Automatic gate,

Bedroom on ground floor, Appartement

deux pièces indépendant

3 bedroom

2 terraces

3 show ers

3 WC

1 garage

4 parkings

2 cellars

**Legal information**

685 000 €

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)



## Villa 2453 Spéracèdes

Villa of traditional construction from 1984, built on two levels. It consists on the ground floor of an entrance to the living/dining room with fireplace, an open fitted kitchen, a separate toilet and a master bedroom with dressing closet and shower room. Upstairs is a bedroom, a bathroom with toilet and an additional room that can be used as storage/dressing room and/or office space and/or extra bedroom. The property also consists of a secondary house on the ground floor, independent of the villa, 2 rooms of around 31m<sup>2</sup>, consisting of a living-dining room with space for an open kitchen, a bedroom, and a bathroom. water and toilet. Located on a plot of 1240m<sup>2</sup>, enclosed and planted with trees, the south-facing villa benefits from a very beautiful terrace on the ground floor, accessible from the living/dining room, offering a magnificent panoramic view of the sea and the lake of St Cassien as well as the hills of tanneron, parking spaces and a...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Document non contractuel - 21/05/2024



**Agence de Provence - 6 place de la Foux - 06130 Grasse**

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