



# CHEZ SOI IMMO

transactions immobilières  
www-chez-soi-immo.com

**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**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : A refresh**

**External condition : Good**

**Couverture : Tiling**

**Features :**

Pool, Electric shutters, Fireplace, Bedroom on ground floor, Double Glazing, Laundry room, Automatic gate, Calm

4 bedrooms

2 terraces

2 bathrooms

1 shower

3 WC

1 garage

3 parkings

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

29/04/2025 - Prix T.T.C



## House 626 Le Tignet

Beautiful house of 165 m2 habitable, traditionally built in the 1990s at the end of a dead-end street in absolute calm, facing due south, close to shops. It is composed on the ground floor of a 3-room apartment of 53 m2, 1 living room with fitted kitchen, 2 beautiful bedrooms of 12 m2, 1 bathroom with wc. Next door is a 32 m2 garage, plus laundry room. The main part of the 122 m2 house is located on the garden level, 1 entrance hall, 1 closed fitted kitchen with access to the terrace, 1 living room of 28 m2 with fireplace. 1 bedroom, 1 shower room, 1 separate toilet, 1 office. Upstairs 1 large bedroom of 22 m2 with dressing room, 1 large bathroom with wc. Gas heating, mains drainage. Land of 1700 m2 with olive tree, 1 above ground swimming pool, 1 stone shed.

Fees and charges :

598 000 € fees included



*Chez Soi Immo - 5 Rue Robert Lecat - 06800 Cagnes-sur-Mer*

*Tél: 06 52 59 60 29 - info.chezsoi.immo@gmail.com*

*Carte professionnelle n°0605 2017 000 020 062 - RCS 823 414 644*

*SIRET 823 414 644 00018 - Document non contractuel - \*prix H.A.I.*