

470 000 €

**For sale house**

**Surface : 87 m²**

**Year of construction : 1987**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : Excellent**

**External condition : Good**

**Couverture : Tiling**

**Features :**

Air conditioning, Double Glazing, Laundry room, Calm

2 bedroom

1 terrace

1 shower

2 WC

1 garage

2 parkings

#### Legal information

470 000 € fees included

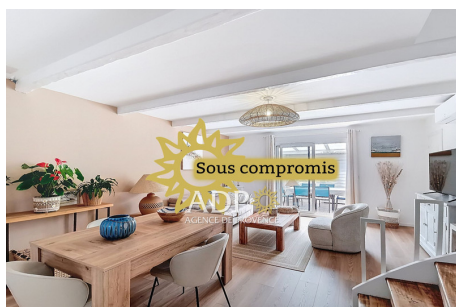
4,44% VAT of fees paid by the buyer (450 000 € without fees), well condominium (145 lots in the condominium), annual current expenses 240 € (20 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



House 2773 Mouans-Sartoux

Agence de Provence offers for sale this charming semi-detached house of 87 m² (and 65 m² Carrez law), located in a quiet residential area and perfectly renovated. On the garden level, an entrance leads to a new, fully furnished and equipped kitchen. A separate toilet is also located on this level. The main room, used as a living room, opens onto a bright veranda converted into a dining room, itself opening onto a carefully landscaped garden, structured into various relaxation areas with outdoor storage. From the living room, a practical laundry room provides access to the garage. Upstairs, you will find two bedrooms as well as a bathroom with WC. The entire house benefits from good energy performance (well-classified DPE), thanks to its full double glazing and reversible air conditioning installed in all the main rooms, guaranteeing comfort in all seasons. An ideal property for a peaceful life, in a pleasant and well-maintained residential...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
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