

**472 500 €**

**For sale house**

**4 rooms**

**Surface : 86 m²**

**Surface of the living : 37 m²**

**Surface of the land : 185 m²**

**Year of construction : 1993**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Thermodynamique**

**Inner condition : A refresh**

**External condition : Good**

**Couverture : Tiling**

**Features :**

Air conditioning, Double Glazing, Fireplace,

Laundry room, Calm

**3 bedroom**

**1 terrace**

**1 bathroom**

**1 shower**

**2 WC**

**1 garage**

**Legal information**

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Fees paid by the owner, well condominium(12 lots in the condominium), annual current expenses 220 € (18 € 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 3123 Auribeau-sur-Siagne

The Agence de Provence offers for sale this charming 4-room Provencal house in Auribeau-sur-Siagne. Located in a quiet area in a small condominium, discreetly adjoining on one side, the house, very bright, consists of an entrance hall, opening onto a spacious living room with modern fitted kitchen, fireplace and reversible air conditioning, opening onto the covered terrace and the garden, a separate toilet and access to the garage, upstairs, you will have three beautiful bedrooms, one with a terrace, a large bathroom with shower and bathtub and a separate toilet. You will have a large garage with thermodynamic hot water tank, a visitor parking lot and a fully enclosed and intimate corner garden. This house is perfect for family life, in a quiet environment and close to all shops. Very low condominium charges.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 642 and 868 € (reference year 2023)  
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**Agence de Provence - 6 place de la Foux - 06130 Grasse**

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