

**480 000 €**

**For sale house**

**4 rooms**

**Surface : 104 m<sup>2</sup>**

**Surface of the land : 1557 m<sup>2</sup>**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : Good**

**External condition : Good**

**Couverture : Tiling**

**Features :**

Piscinable, Air conditioning, Double Glazing, Abris jardin, Place de parking extérieure, Laundry room, Automatic gate, Calm, Bedroom on ground floor, Modern sanitation

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

6 parkings

1 cellar

**Legal information**

480 000 €

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).



### House 2536 Peymeinade

Single-Story 4-Room House (104 m<sup>2</sup>) on a 1557 m<sup>2</sup> Plot - Potential for a Swimming Pool. Pleasant single-story house of about 104 m<sup>2</sup>, built on a fully fenced and landscaped 1557 m<sup>2</sup> plot. The house opens onto an entrance hall that leads to the main sleeping area, featuring a master suite with bedroom, walk-in closet, and bathroom with toilet, as well as a pantry/laundry room with storage space. The heart of the home centers around the living area. The dining room connects directly to the kitchen on one side, and to a bright living room on the other, equipped with a large double glazed door providing access to a fitted south-facing terrace. A hallway leads to the secondary sleeping area, consisting of two additional bedrooms—one with access to a covered terrace—and an independent bathroom with toilet. The fully enclosed and well-maintained plot includes a garden shed, a cellar, and outdoor parking spaces. Located in the Uc zone of the local...

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

Estimated annual energy between 1090 and 1510 € (reference year 2025)

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

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