

790 000 €

**For sale propriété**

**5 rooms**

**Surface : 170 m<sup>2</sup>**

**Surface of the living : 60 m<sup>2</sup>**

**Surface of the land : 1920 m<sup>2</sup>**

**Exposition : Sud est**

**View : Panoramique**

**Hot water : Fuel**

**Inner condition : A refresh**

**External condition : A refresh**

**Couverture : Tiling**

**Features :**

Pool, Double Glazing, Fireplace, Automatic Watering, Laundry room, Automatic gate, Calm, Bedroom on ground floor, Pool house

4 bedroom

3 terraces

1 bathroom

2 showers

3 WC

1 garage

2 parkings

1 cellar

**Informations légales**

790 000 € honoraires inclus

5,26% TTC d'honoraires inclus à la charge de l'acheteur (750 500 € hors honoraires), aucune procédure en cours, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Propriété 3066 Tanneron

The Agence de Provence offers for sale this superb property with exceptional panoramic views of the Tanneron hills, nestled in lush greenery and absolute calm, you will be captivated as much by the exterior as by the charm of this Provençal villa. It consists on the ground floor of a large entrance hall with guest toilet, a living room with fireplace, a second living room with swimming pool view, an independent equipped kitchen, a toilet with hand basin, a bedroom, a suite with bathroom and shower overlooking the garden and upstairs a library, a bedroom, a bathroom and WC and dressing room under the roof. Outside, an independent studio consisting of a bedroom area, a living room and a shower room and WC. Complete this charming villa, a 10x5 swimming pool with heat pump, a large pool house with fitted kitchen

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 3189 and 4315 € (reference year 2021)  
Document non contractuel - 27/04/2024



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