

# AGENCE COURRIN

F O N D É E E N 1 9 1 3

www.agencecourrin.fr

549 000 €

For sale house

5 rooms

Surface : 235 m<sup>2</sup>

Surface of the land : 1330 m<sup>2</sup>

Year of construction : 1974

Exposition : Sud est

View : Aperçu mer

Hot water : Electrique

Inner condition : a refresh

Couverture : tiles

Features :

Terrain 1330 m<sup>2</sup>, Piscine d'environ 60 m<sup>2</sup>,  
fireplace, Bedroom on ground floor,  
Buanderie, Garage 25 m<sup>2</sup>, calm

3 bedroom

3 show ers

3 WC

1 garage

5 cellars

## Legal information

549 000 €

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 1512 La Roquette-sur-Siagne

Located in a sought-after residential area, pleasant detached villa of 235m<sup>2</sup> (145m<sup>2</sup> living space), in absolute calm and in a dominant position with unobstructed views without vis-à-vis. Composed of a ground floor of 116m<sup>2</sup> with an entrance, double living room of 53m<sup>2</sup>, separate furnished kitchen (adjoining the living room), pantry/laundry room, two bedrooms each with their own shower room (and one with its private terrace), hallway and WC. Possibility of creating a third bedroom; and a garden level (not connected to the ground floor) with a studio part of 29m<sup>2</sup> (including a main room with kitchen area, and shower room with WC) and a part of 90m<sup>2</sup> consisting of cellars to be converted. Attached garage of 25m<sup>2</sup> with beautiful attic height allowing for a mezzanine for storage. Parking for 6/8 vehicles as is. 1330m<sup>2</sup> of freehold land, fenced, with a 60m<sup>2</sup> concrete swimming pool to renovate and a pond. Drainage: gravity sewer. Modernization work to be...

Energy class (dpe) : F - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 3168 and 4286 € (reference year 2023)  
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