



CABINET MICHEL

IMMOBILIER / REAL ESTATE

T. 04 92 60 31 31

cabinetmichel.com

850 000 €

For sale villa

5 rooms

Surface : 137 m²

Surface of the living : 33 m²

Surface of the land : 5021 m²

Year of construction : 1974

Exposition : Sud

View : Dégagée Forêt Jardin

Hot water : Individuelle

Inner condition : À rafraîchir

Features :

Cheminée, Alarme, Portail électrique, Jeu de boules, Piscine, Aéroport, Centre ville, Crèche, École secondaire, Golf, Pistes de ski, Plage, Salle de sport, Supermarché

4 bedroom

1 bathroom

1 WC

Legal information

850 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Villa 6240 Le Rouret

Located in an idyllic setting, in the heart of nature yet within easy reach of shops and schools, this charming single-storey house of approx. 140 sq.m offers exceptional living comfort in the heart of a wooded plot of approx. 5,000 sq.m. It comprises a spacious living room with dining area and fireplace, a separate kitchen, three bedrooms and two bathrooms. A small outbuilding including a bedroom with shower room completes the ensemble, ideal for welcoming guests or creating an independent space. The land also offers the possibility of extending the house. Outside, you'll enjoy a beautiful swimming pool, two garden sheds, a carport and plenty of parking space.

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F
Estimated annual energy between 5290 and 7170 € (reference year 2021)
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Cabinet Michel - 25 Place du Marché, RD 2085 - 06330 Roquefort-les-pins
T. +33 (0)4 92 60 31 31 - contact@cabinetmichelimmobilier.com - www.cabinetmichel.com

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