



CABINET MICHEL

IMMOBILIER / REAL ESTATE

T. 04 92 60 31 31

cabinetmichel.com

4 200 000 €

For sale house

9 rooms

Surface : 355 m²

Surface of the living : 48 m²

Surface of the land : 6500 m²

Year of construction : 2006

Exposition : Sud

View : Mer

Hot water : Thermodynamique

Inner condition : good

External condition : good

Couverture : tiles

Features :

pool, pool house, Maison d'amis, fireplace,
Bedroom on ground floor, double glazing,
Automatic Watering, Laundry room,
Automatic gate, calm

5 bedroom

3 terraces

4 bathrooms

5 WC

4 garage

4 parkings

1 cellar

Legal information

4 200 000 €

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



House 6364 Le Rouret

CO-EXCLUSIVE LISTING - Set in a peaceful residential area of LE ROURET with stunning sea views, this charming dry-stone property offers approximately 355 m² of living space, divided between a main villa of 285 m² and a guest house of 70 m², all on a large, flat plot of around 6500 m². The main villa features generous rooms including 4 bedrooms, a living area with a fireplace opening onto a beautiful covered terrace, a separate kitchen with a dining area and fireplace, a mezzanine office, several bathrooms, walk-in closets, a pantry, and laundry room. An independent guest house completes the property, providing plenty of options for accommodation or various uses. Outside, the property enjoys an 8x18 swimming pool, a large pool house, a triple garage, a basement of about 300 m² ideal for car collectors, outbuildings, and extensive grounds offering space and privacy. An ideal home for a primary or secondary residence, captivating with its...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A
Estimated annual energy between 2130 and 2960 € (reference year 2021.2022.2023)
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