



CABINET MICHEL

IMMOBILIER / REAL ESTATE

T. 04 92 60 31 31

cabinetmichel.com

750 000 €

For sale house

6 rooms

Surface : 170 m²

Surface of the living : 39 m²

Surface of the land : 4120 m²

Year of construction : 1991

Exposition : Sud

View : Dégagée Verdure Piscine

Hot water : Electrique

Inner condition : excellent condition

External condition : good

Couverture : tiles

Features :

double glazing, optical fiber, alarm, pool, boules, air conditioning, pvc window, electric gate, Airport, highway, bus, downtown, movie, shops, Secondary school, golf, doctor, sea, park, ski slopes, beach, port, gym, supermarket

5 bedroom

1 terrace

1 bathroom

2 showers

4 WC

2 parkings

Legal information

750 000 €

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 6317 Magagnosc

CO-EXCLUSIVE LISTING Set in a peaceful, leafy setting, discover this charming Provençal villa of 170 sqm situated on a superb, wooded plot of approximately 4,120 m². The house offers a beautiful, light-filled living area with wood stove, a lovely separate fitted kitchen with a glass roof, 4 bedrooms, a dressing room, a bathroom, a shower room, a utility room and plenty of storage space. Outside, make the most of the Provençal way of life with a tiled swimming pool, a covered terrace, a boules court and a separate studio, ideal for entertaining family and friends or for a rental venture. A rare property combining charm, comfort and tranquillity, perfect as a main residence or a holiday home. To see quickly!

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1460 and 1976 € (reference year 2021.2022.2023)
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