



CABINET MICHEL

IMMOBILIER / REAL ESTATE

T. 04 92 60 31 31

cabinetmichel.com

2 120 000 €

For sale villa

10 rooms

Surface : 292 m²

Surface of the living : 37 m²

Surface of the land : 9794 m²

Year of construction : 1970

Exposition : Sud

View : Dégagée Jardin Piscine

Hot water : Individuelle Chaudière

Inner condition : Bon état

External condition : Bon

Couverture : Tuiles

Features :

Cheminée, Clôture, Éclairage extérieur,
Interphone, Portail électrique, Piscine,
Cheminée

7 bedroom

1 terrace

4 show ers

2 WC

1 garage

8 parkings

Legal information

2 120 000 €

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 6306 Le Rouret

EXCLUSIVE - In absolute peace and quiet, this 292 m² property comprises an authentic Mas + 185 m² guest house and outbuildings: First floor: living/dining room with open fireplace, open fitted kitchen, utility room, master bedroom with dressing room and shower room with toilet, second bedroom, study, laundry room and separate toilet. 1st floor: hallway leading to 3 bedrooms, shower room with toilet. Garden level: a 2P guest house of approx. 60 m² comprising a living room with open-plan fitted kitchen, a bedroom, a shower room with toilet and a storeroom. Janitor's apartment 2P, approx. 62 m², comprising a living room with open-plan fitted kitchen, bedroom and shower room with toilet. Magnificent flat grounds of approx. 9,794 m² planted with olive trees and other Mediterranean species, beautiful pool area with terraces, one of which is covered, triple garage/workshop, vegetable gardens and parking.

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F
Estimated annual energy between 4068 and 5504 € (reference year 2021)
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