

# Quality

## IMMOBILIER

Tél. 06 12 11 40 25 - Optez pour la qualité - [www.quality-immobilier.com](http://www.quality-immobilier.com)

1 115 000 €

For sale villa

6 rooms

Surface : 157 m<sup>2</sup>

Surface of the living : 33 m<sup>2</sup>

Surface of the land : 1405 m<sup>2</sup>

Year of construction : 1982

Exposition : Sud ouest

View : Dégagée

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Features :

pool, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, calm

5 bedroom

3 terraces

1 bathroom

2 showers

3 WC

1 garage

6 parkings

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

17/05/2025 - Prix T.T.C



### Villa Mouans-Sartoux

MOUANS SARTOUX - Center on Foot / Close to the Major Axes / Cannes by Expressway / and Sophia Antipolis by Plascassier. Independent family villa of 150 m<sup>2</sup> + Garage of 20 m<sup>2</sup> on land of 405 m<sup>2</sup>, including: -ON THE GROUND FLOOR: Entrance, Office Living room with fireplace and insert, another living room of 17.45 m<sup>2</sup> fully glazed overlooking the garden, dining room, kitchen, with utility room, separate WC, 1 bedroom, shower room. Laundry room, garage access. - UPSTAIRS : 3 bedrooms, one bathroom. At the back of the house an independent studio to receive friends or family of 15.41m<sup>2</sup> with shower and WC. No subdivision = no charges. The whole house is in very good condition, reversible air conditioning heating and connected to mains drainage, a beautiful swimming pool with its wooden beaches make it a family home on almost flat land which you can fully enjoy. Close to the village, rare, to see!! (Automatic gate / automatic watering); Fees and charges :

1 115 000 € fees included



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