



600 000 €

For sale house

6 rooms

Surface : 138 m<sup>2</sup>

Surface of the living : 35 m<sup>2</sup>

Surface of the land : 1600 m<sup>2</sup>

Year of construction : 1979

Exposition : Sud

View : Campagne boisée

Hot water : Fuel

Inner condition : A rénover

External condition : A rafraîchir

Couverture : Tuiles

Features :

Piscine, Pool house, BBQ, Cheminée, Chambre de plain-pied, Alarme, Buanderie, Calme

5 bedroom

1 terrace

1 bathroom

2 showers

2 WC

2 parkings

1 cellar

#### Legal information

600 000 € fees included

5,26% VAT of fees paid by the buyer (570 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



#### House 3186 Tourrettes-sur-Loup

Between VENCE and the village of TOURRETTES SUR LOUP, in a quiet residential neighborhood, Provençal-style villa, including: - on the garden level: entrance hall, living room with fireplace opening onto a south-facing terrace, independent kitchen, master bedroom with bathroom and toilet, - on split levels: two other bedrooms, shower room with toilet, and a large storage room, - upstairs: bedroom (4) and office space. Swimming pool, pool house featuring a summer kitchen, a bedroom, and a shower room. Covered shelter for 2 vehicles, all situated on a partly flat planted plot of about 1600 m<sup>2</sup>. Renovation work to be expected.

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F

Estimated annual energy between 4744 and 6418 € (reference year 2025)

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