



1 290 000 €

For sale villa

Surface : 240 m<sup>2</sup>

Surface of the living : 50 m<sup>2</sup>

Surface of the land : 3000 m<sup>2</sup>

Year of construction : 1977

Exposition : Est ouest

View : Campagne

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : Tiling

Features :

pool, garden

8 bedroom

4 terraces

6 bathrooms

7 WC

3 garage

1 parking

6 cellars

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

31/03/2023 - Prix T.T.C



## Villa 24922 Mouans-Sartoux

MOUANS SARTOUX 20mm from CANNES and 25mm from NICE, in absolute calm. Villa of 240m<sup>2</sup> on a magnificent garden of 3000m<sup>2</sup> flat. This property is made up of a 150m<sup>2</sup> apartment on the first level, four furnished studios rented, report € 2,200 monthly, initially Bed and Breakfast that can be re-used, a chalet for breakfasts. Garage 75 m<sup>2</sup> for 3 vehicles. Dependencies. 6 car parks. Swimming pool 10X6.

Fees and charges :

1 290 000 € fees included

