



Since 1968

# CABINET GAILLARD

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www.cabinetgaillard.com

PEYMEINADE - CABRIS - LE TIGNET - SPERACEDES - ST CÉZAIRE

450 000 €

#### For sale house

9 rooms

Surface : 167 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Surface of the land : 1860 m<sup>2</sup>

Year of construction : 1960

Exposition : Sud est

View : Dégagée

Hot water : Solaire

Inner condition : A rénover

Couverture : tiles

#### Features :

double glazing, panneaux photovoltaïques,

Bedroom on ground floor, abri voiture,

calm, appartement 2 P indépendant,

fireplace

6 bedroom

2 bathrooms

1 shower

2 WC

1 garage

1 parking

2 cellars

#### Legal information

450 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



### House 4782 Le Tignet

Family villa or investment project. On the heights of Tignet in great calm at the end of a dead end, we offer this villa located on 1860m<sup>2</sup> of land in terraces with century-old olive trees and fruit trees. It enjoys an unobstructed view of the hills with a glimpse of the sea. It consists of 2 independent or interconnected APARTMENTS: a 3/4 room apartment on the ground floor and a 4/5 room apartment on the ground floor. An outbuilding of around 40m<sup>2</sup>, a garage, a carport and 2 cellars complete this villa. Solar panels, air conditioning, double glazing. renovations to predict.

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