

# BY BLUE

## INTERNATIONAL REALTY

Beautiful, quiet house for sale in Le Tignet



Le Tignet - 755 000 €

Ref. 83242025

Magnificent, bright and peaceful house- appartement with south-facing exposure and exceptional panoramic views of the surrounding hills. This property comprises a charming one-bedroom apartment with private entrance and garden. The large garden of around 1,200 m<sup>2</sup> has a barbecue area, petanque area and private swimming pool, creating a secluded and welcoming space.

The light-filled house is designed to take full advantage of the open views, with large picture windows. Upstairs, there is an en suite bedroom with its own shower room, air conditioning and a terrace offering breathtaking views. The ground floor has four bedrooms, one of which has an en suite shower room, a spacious bathroom with toilet, shower and bath, and a utility room. The kitchen opening onto the dining room, the entrance hall and the terraces complete this convivial living space.

The basement houses a workshop and wine cellar, adding a practical touch to this property. The recently renovated swimming pool, measuring 11x5 metres, is nestled on a 1185 m<sup>2</sup> of land, preserving its privacy. Situated in a peaceful and highly sought-after area, this home is ideally located close to schools, with a bus stop for the college at the bottom of the road and just 5 minutes from the picturesque Lac de St Cassien.

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Two parking spaces are allocated to each home. This property is strategically located 15 minutes from the Fayence motorway exit and 15 minutes from Grasse train station. Don't miss the opportunity to visit this house, which is sure to seduce you.

Living area : 170 m<sup>2</sup>

Bedrooms : 0

Surface area of land : 1200.00 m<sup>2</sup>

Exposition : South

Rooms : 6

✓Swimming pool

Property tax : 1 864 €

Fees payable by vendor

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