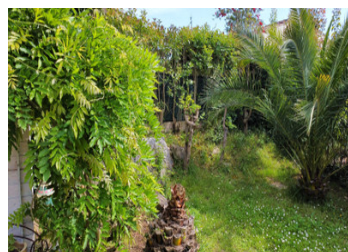


La Roquette, Superb 5-room house in absolute peace and quiet with garden and garage.



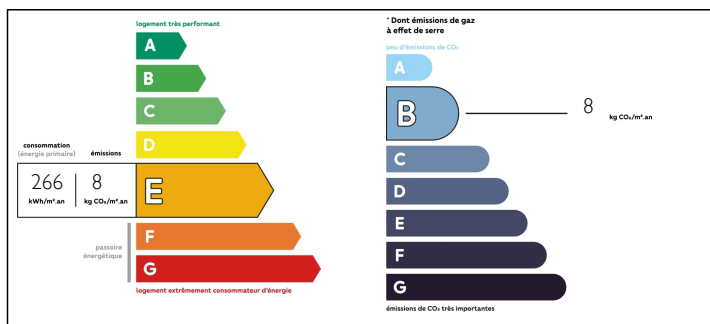
INFORMATION

Town:	La Roquette-sur-Siagne
Department:	Alpes-Maritimes
Bed:	4
Bath:	2
Floor:	115 m2
Plot Size:	200 m2

IN BRIEF

La Roquette sur Siagne, a superb detached house with 5 bedrooms on 2 levels, in perfect condition. On the ground floor, there is a bright living room opening onto a terrace with electric blinds, a quiet south-east facing garden, a fully fitted kitchen with access to a second terrace, a bedroom with views over the garden and a shower room with toilet. Upstairs, a large master bedroom of 17m2, a mezzanine with window, two further bedrooms, a bathroom in perfect condition, a separate WC and a hallway cupboard. There is a 19m2 garage with mains water and electricity, fibre optics and a lovely garden with a garden shed. The shutters have recently been replaced. The house is situated in an estate with a tennis court and playground, offering a natural atmosphere. Monthly community charges are €80 and rates are €1807. A visit is a must!

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1807 EUR

NOTES

DESCRIPTION

Magnificent 5-room detached family home in perfect condition on two levels

On the ground floor, you will discover a bright living room opening onto a terrace equipped with an electric blind and a southeast-facing garden, offering absolute tranquillity. A fully-equipped kitchen with access to a second terrace, a bedroom overlooking the garden, and a shower room with WC and under-stair storage complete this floor.

Upstairs, a spacious 17m² master bedroom, a mezzanine with a window, two further bedrooms, a bathroom in perfect condition, a separate toilet and a cupboard in the hallway provide all the comfort you need. In addition, a 19m² garage, equipped with water and electricity, and a delightful garden with a garden shed, add to the charm of this property. The shutters have recently been replaced.

The house is set in an estate with a tennis court and play area, offering a feeling of being close to nature. Monthly service charges are €80 and property tax €1807.

Don't miss the opportunity to visit this exceptional house!

Ground floor:

Clearance: 3.82 m²
Living room: 27.5 m²
Kitchen: 10.74 m²
Bedroom: 10.64 m² (double bed)
Shower room: 5.19 m²
1st floor :

Clearance: 3.83 m²
Mezzanine: 9.32 m²
Bedroom 2: 16.96 m²
Bedroom 3: 12.33 m²
Bathroom: 3.93 m²
Bedroom 4: 10.53 m²