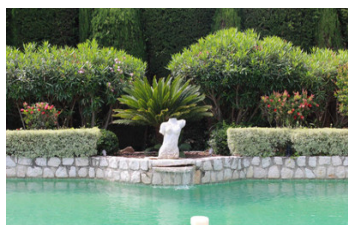
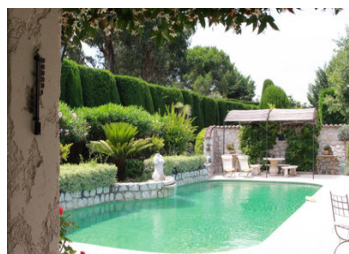


Charmingly unusual 200m house in the Castellaras district of Mouans-Sartoux



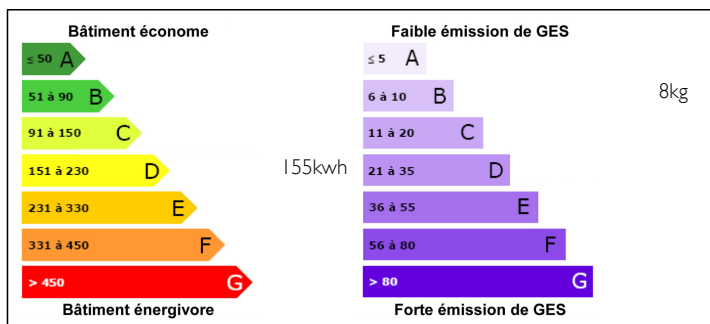
INFORMATION

Town:	Mouans-Sartoux
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	3800 m2

IN BRIEF

In this quiet residential district in the hills between Mouans-Sartoux and Valbonne, this very unusual property, of which a part dates back to the 1700s, sits on a large, mature plot of 3800m². It consists of 3 houses, a pool area with summer kitchen and several storage buildings. A 1200m² portion of the plot is untouched and cannot be developed.

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.



DESCRIPTION

The main building is 130 m² with a lovely living room with open fireplace, a bedroom, a shower room, a large kitchen and a dining room. A smaller house on the other side of the courtyard boasts a dovecote conversion with two bedrooms, a shared bathroom and a lovely traditional kitchen. Finally by the pool, there is a small house with two rooms and an artist's studio. Business potential (holiday rentals).

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière:	2656 EUR
Taxe habitation:	3059 EUR

NOTES