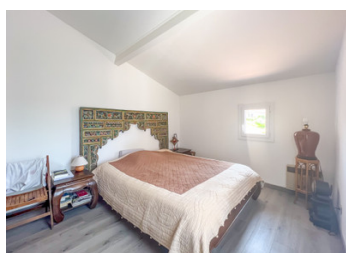


La Roquette, Superb 5-room house in absolute peace and quiet with garden and garage.

EXCLUSIVE



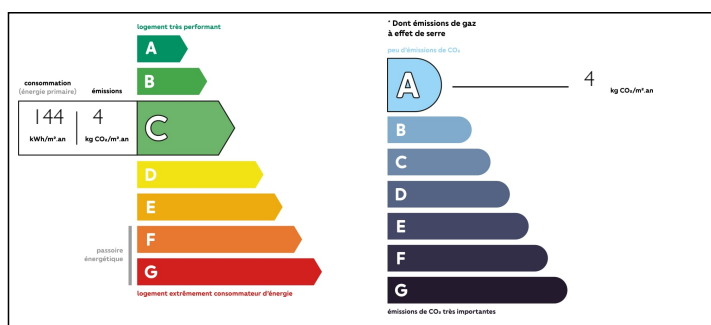
## INFORMATION

Town:	La Roquette-sur-Siagne
Department:	Alpes-Maritimes
Bed:	4
Bath:	2
Floor:	101 m2
Plot Size:	400 m2

## IN BRIEF

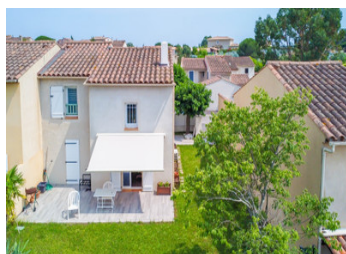
La Roquette sur Siagne, a Superb, light-filled 4-bedroom family house in perfect condition, in absolute peace and quiet, offering a terrace and garden with uninterrupted views, a garage with a utility room, in a domain with tennis court and play area.

## 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: 1450 EUR**

## NOTES

## DESCRIPTION

Beautiful 5-room semi-detached family home in perfect condition on 2 levels;

Ground floor

A lovely bright room opening onto the terrace with an electric blind, a west-facing garden with uninterrupted views, a quiet location, a fully equipped separate kitchen, and a bedroom with cupboard opening onto the garden. A shower room with WC.

Storage space under the stairs.

1st floor

A light and airy open mezzanine with a window which could be converted into a 4th bedroom, a large master bedroom with a cupboard, a bathroom with a bath in perfect condition, a separate WC, and a cupboard in the hallway.

A 2nd bedroom with high ceilings and a window overlooking the garden.

Insulated garage with built-in storage and electricity, laundry area and 200 L hot water tank.

Fibre optics.

Garden with automatic sprinkler system and drip irrigation.

PVC shutters and PVC double-glazed windows. The house was repainted 2 years ago and the air conditioning is reversible.

A sense of nature enters the house in a secured domain with a tennis court and playground.

The charges are 115€ per month and the property tax is 1450€.

A must SEE!

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Co-owned building of 55 units

Provisional annual charges: 1380€

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