ORPI
AGENCE DE JUAN-LES-PINS
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VENTE - LOCATION - GESTION - SYNDIC
2 AGENCES À ANTIBES & JUAN-LES-PINS

636 000 €

Buying maison

4 rooms

Surface : 118 ㎡

Surface of the land : 2800 ㎡

Exposition : Sud

Inner condition : A rénover

External condition : A rénover

3 bedroom

1 bathroom

1 shower

3 parkings

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel
03/05/2025 - Prix T.T.C

Maison 1581 Auribeau-sur-Siagne

EXCLUSIVE - 4-ROOM HOUSE LARGE LAND For sale: we are delighted to present to you in AURIBEAU SUR SIAGNE (06810) this 4-room house to completely renovate or demolish and rebuild. Its current interior includes three bedrooms, an independent kitchen, a bathroom and a shower room. Possibility of expansion and swimming pool. The land of the property is more than 2,800 ㎡. Possibility of dividing into 2 plots This is an independent house. A garage is provided to park your vehicle. The École Élémentaire le Bayle and the École Maternelle le Bayle are located less than 10 minutes away on foot. In terms of transport, there are seven stations within 10 minutes by car. There is access to the A8 motorway 6 km away. There are several restaurants, three shops and three bakeries in the surrounding area. Energy performance and greenhouse gas emissions are at the same level, with energy and climate classes both rated E, of the order of 198 kWh/㎡/year and 61 Kg CO_2/㎡/year. The estimated annual energy costs for standard use are between €1,849 and €2,501. Average energy prices are indexed to the year 2021. This house is offered for purchase for €636,000. The net price is €600,000. Fees payable by the buyer: 6% of the price of the property, i.e. €36,000 including tax. Information on the risks to which this property is exposed is available on the Géorisks website: www.georisks.gouv.fr. Contact our team for a first visit to this house for sale.

Fees and charges :

636 000 € agency fees 5,66% à the responsibility of the buyer included