



Villa

AURIBEAU SUR SIAGNE (06)

1 390 000 €\*  
1 390 000 €

\* Agency fees to be paid by the seller



195 m<sup>2</sup>



6 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

AURIBEAU SUR SIAGNE, on the heights, quiet, south facing, lovely open view, not overlooked. Stone bastide with a surface area of 200 m<sup>2</sup>, two floors high, in the heart of a wooded park of 2,678 m<sup>2</sup> with swimming pool, carport, drilling, electric gate and shed. This house consists on the garden level of a living room of 37 m<sup>2</sup>, dining room of 17 m<sup>2</sup> and kitchen of 14 m<sup>2</sup>, as well as a bathroom, a pantry and a sauna. Upstairs 4 bedrooms between 15 and 18 m<sup>2</sup>, WC and bathroom. On the top floor a bedroom with dressing room and bathroom. Work is to be planned to bring this exceptional residence up to date. Detachment of plot possible.

Fees are the responsibility of the seller. Housing with excessive energy consumption: class F

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Anthony TIBIER**

**PEGOMAS (06580)**

Agent

RSAC : 440 891 729 00020

Courts service city :  
GRASSE

**(+33)6 76 72 19 61**

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 846769

Property type ..... Villa

Year of construction ..... 1850

### SURFACES

Living space ..... 195 m²

Land surface ..... 2678 m²

### COMPOSITION

Number of rooms ..... 6

Number of bedrooms ..... 4

### DPE/GES

DPE ..... 255

GES ..... 79

### APPENDIX

Videophone ..... Non



CAPIFRANCE  
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
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