

Maison Les Adrets-de-l'Estérel 175 m<sup>2</sup>

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PRIX DE VENTE : 735 000 €

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## DESCRIPTION

Les Adrets-de-l'Estérel – Just 3 minutes from the highway access

Nestled in a tranquil and green setting, this charming property of approximately 175 sqm offers open views, single-level comfort, and excellent rental potential. Set on a beautifully landscaped and enclosed plot of about 2,300 sqm, it includes three independent dwellings, a separate office, and generous outbuildings.

### Layout

The main house of approximately 93 sqm features a bright living area with a cathedral-style ceiling and mezzanine, an open-plan fully equipped kitchen, two bedrooms, a dressing room that can be converted into a third bedroom, a shower room, and a separate toilet. It opens onto a lovely covered terrace of about 38 sqm complete with a summer kitchen, perfect for outdoor dining and entertaining.

The independent guest house (mas) of approximately 50 sqm offers a comfortable living room, an open kitchen, one bedroom, a shower room with toilet, and a private terrace.

The studio chalet, around 20 sqm, includes a cozy living area with a kitchenette, a shower room, a toilet, and a private terrace.

A separate office or additional bedroom of around 12 sqm completes the ensemble.

### Outdoors and amenities

Elegant mosaic swimming pool (10 × 5 m) with counter-current system and gazebo.

Double garage of 80 sqm plus an additional 35 sqm garage.

Landscaped garden with vegetable plot.

### Comfort and features

Heating via wood insert fireplace.

Reversible air conditioning.

Open views, peaceful surroundings, and direct highway access.

This rare property harmoniously blends Provençal charm, functionality, and serenity. It is ideally suited for a family home or a lifestyle project combining comfort and rental income potential Contact: Vanessa Soares 0672852109 ou [vanessa.soares@coldwellbanker.fr](mailto:vanessa.soares@coldwellbanker.fr)



## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	175.0 m <sup>2</sup>	NB de pièces :	7 rooms
NB de chambres :	1 bedroom				

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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)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 134

Indice d'émission de gaz à effet de serre (GES) : A 4





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