



Beautiful 3BR Semi Detached House for sale in Pégomas with garden

Co-exclusive listing Antibes Transactions

Ask price : €495,000 inclusive of real estate agency fees

Contact us: 06 18 46 92 74 | 09 70 44 87 17

Are you in the search of a charming and comfortable house where to share magical moments of complicity together as a family, where to see your children grow safely and build precious memories that will stay with you for ever? You have understood well, this house is surely for you!

Come see this beautiful 3BR house (Carrez total area: 71,04 m², floor total area: 100,89 m²) located in Pégomas, renowned for its nice and family-friendly environment. All this while enjoying the house proximity on foot to downtown Pégomas and its shops, to the bus stops and the bilingual international school, you will also be close to big cities such as Cannes, Grasse and 20 minutes away from Sophia Antipolis approximately.

PROPERTY COMPOSITION		
Ground floor	1st floor	Outdoor area
<ul style="list-style-type: none"> - Semi-open kitchen - Living room with big room aside - Storage - Separate toilet 	<ul style="list-style-type: none"> - Master bedroom of 12 m² approximately - Two bedrooms of about 9 m² each - Shower room - Storage cupboard 	<ul style="list-style-type: none"> - Big south-west facing terrace - Garden on a terraced plot - Swimming pool with a pool house area to be fitted - Possibility to park a car inside in front of the house

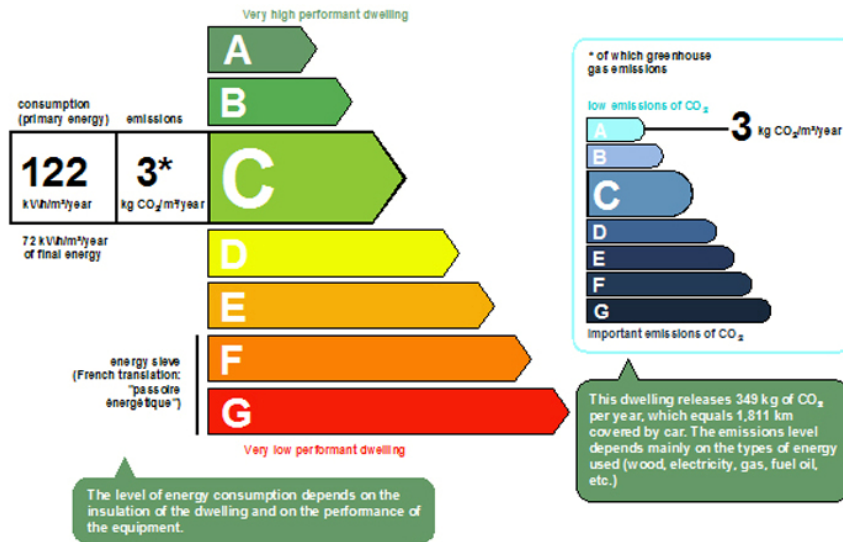
In good condition overall, this house also presents a high level of comfort, thanks to its configuration allowing natural cross-flow ventilation, its PVC double glazing windows, its air conditioning unit, its mechanical ventilation system, its wood-burning stove and its electric convectors in the living room and the shower room. Possibility to park a car inside in front of the house, roof insulation installed has been declared by the sellers, house connected to the mains and solar panels with contract in place to resell electricity back to the public grid.

Real estate agency fees to be paid by the sellers: 5% of the ask price (all taxes inclusive) | Average annual fees amount paid by the sellers: €0 declared by the sellers | Property for sale under the law applying to condominiums (French translation: "statut de la copropriété"): Not specified | Date of the condominium regulations (French translation: "règlement de copropriété"): 25/06/1987 | Number of condominium units: 13 | Property tax: €1,264



Climate and energy performance (initials in French: DPE), DPE executed on 09/06/2023

- ENERGY RATE: C
 122 kWh/m²/year consumption (primary energy) | 72 kWh/m²/year of final energy
- CLIMATE RATE: A
 3 kg CO₂/m²/year greenhouse gas emissions
- Estimation of the property energy yearly cost: between €620 and €920 per year
 Average energy prices indexed on 01/01/2021 (inclusive of memberships)
 The costs are estimated based on the characteristics of the house and for a standard use over 5 usages (heating, hot sanitary water, air conditioning, lighting, accessories).



Dante Obregon

C.E.O. Antibes Transactions

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The information about the risks this property is exposed to is available on the website Géorisques: www.georisques.gouv.fr (QR code on the right)

The report on the risks and pollution of this property is available on the website: www.antibes-transactions.fr/erp_0007.php (QR code on the right)

The fees from the real estate agency Antibes Transactions are available on the website: www.antibes-transactions.fr/EN/honoraires.php (QR code on the right)



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About the real estate agency Antibes Transactions

Address: 540 Première Avenue 06600 Antibes - France | SIREN number : 910 130 996 | Trade and Companies Register number: 910 130 996 R.C.S. Antibes | Professional licence number: CPI 0605 2022 000 000 062 | The present document has been written in November 2023 and it is available for information purposes only as it is a non contractual document.