

1 199 000 €

**Buying maison**

**Surface : 340 m²**

**Year of construction : 1989**

**Exposition : Est**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : Bon**

**External condition : Rénové**

**Couverture : Tuiles sur PST**

**Features :**

Garage, Salle de sport, Terrasse, Piscine,  
Chambre de plain-pied, double glazing,  
Cuisine d'été avec four à pizza, Buanderie,  
Calme

7 bedroom

1 terrace

2 bathrooms

3 showers

3 WC

1 garage

5 parkings

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

30/04/2025 - Prix T.T.C



### Maison 111 Le Broc

Beautiful traditional house with adjacent building plot Ideally located in Broc, combining tranquility and proximity to amenities. We offer for sale a beautiful traditional house sitting on its 1200m² plot of land as well as a detached 1107m² building plot with a swimming pool already built. Description of the house: The house is located on a terraced plot. This property offers access to the garden from each level. It consists of two dwellings, perfect for a family and for a rental project. The main accommodation is made up on the first level of 4 bedrooms including a master suite with its adjoining bathroom and another which can be used as an office. Also, an additional bathroom and a separate water closet will be accessible from the corridor leading to all of these rooms. In addition, you will have a living area composed of a beautiful kitchen semi-open to the living room thanks to a serving hatch area, thus creating a friendly and bright environment. A living room opening onto a large terrace; ideal for your outdoor meals or for relaxing with the family. On the second level you will enjoy a gym or cinema room (depending on your use), a large library lounge, a guest bedroom, a bathroom as well as plenty of storage space with a pantry, a cellar and cupboard spaces. The house also has a



pool. Located in the heart of greenery, you will enjoy the charm of the Côte d'Azur between sea and mountains while being close to a major road such as the RN202. You will also enjoy walks around Lac du Broc where you can spend pleasant moments alone or with family in a privileged setting. Finally, the village of Broc will open its doors to you with its activities, particularly in the summer period and also during the year, particularly with its school. Building permit filed in the process of being obtained for: - a 90m² house with a green roof, - a 76m²

swimming pool area (infinity pool), - a 94m<sup>2</sup> parking area, Unserviced land with: -  
connection to the sewer system possible

**Legal information**

1 199 000 €

Fees paid by the owner, no current procedure, information on the risks to which  
this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr),