

# Quality

## IMMOBILIER

Tél. 06 12 11 40 25 - Optez pour la qualité - [www.quality-immobilier.com](http://www.quality-immobilier.com)

2 700 € / month

### Rentals villa

4 rooms

Surface : 140 m<sup>2</sup>

Surface of the land : 1100 m<sup>2</sup>

Exposition : Sud ouest

View : Dégagée

Hot water : Electrique

Inner condition : good

### Features :

pool, double glazing, Automatic Watering,  
Laundry room, Automatic gate, calm

3 bedroom

2 terraces

1 bathroom

1 shower

3 WC

1 garage

2 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

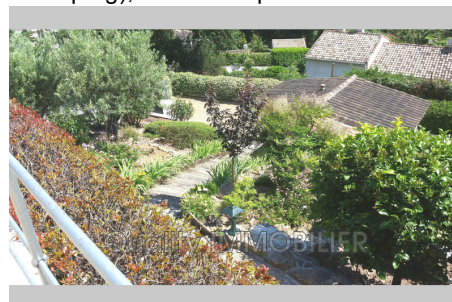
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23/10/2024 - Prix T.T.C



### Villa 725 Auribeau-sur-Siagne

Auribeau-sur-Siagne 17 km from Cannes (25 minutes from the seaside), in the heart of a private gated estate, in absolute calm and benefiting from a dominant position with a very pretty panoramic view. Furnished villa for rent, approximately 140 m<sup>2</sup>, on 1,100 m<sup>2</sup> of land with swimming pool. The villa offers: On the ground floor: Entrance, living room, dining room (approximately 50 m<sup>2</sup>), a toilet, an open and equipped kitchen opening onto a covered terrace and onto a terrace with a view of the living room. Upstairs : hallway with separate toilet and laundry room, 2 children's bedrooms with a shower room and sink / 1 master bedroom, with double dressing room and full bathroom with bathtub / shower and toilet. Access to the property is below the Villa, via an automatic gate allowing parking for 2 to 3 vehicles as well as a garage. 9 x 4 swimming pool with its beaches and outdoor shower. Pretty garden planted with Mediterranean species, villa in very good condition. Ducted network heat pump in Hot and Cold / Hot water Electric water heater. Water and electricity consumption are the responsibility of the Tenant. The charges of €290/month include: garden maintenance (pruning, but not leaf sweeping), as well as pool maintenance. The amount of the housing tax is



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