

**Bandol**

# IMMOBILIER

€ 647 900

**Buying villa provençale**

**5 rooms**

**Surface : 145 m<sup>2</sup>**

**Surface of the living : 35 m<sup>2</sup>**

**Surface of the land : 2785 m<sup>2</sup>**

**Year of construction : 1979**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : A moderniser**

**External condition : good**

**Couverture : Tuiles**

**Amenities :**

calm, Portail automatique, Forage,  
Cheminée, Buanderie

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

3 garages

4 parkings

1 cellar

**Energy class (dpe) : E**

**Emission of greenhouse gases**

**(ges) : B**

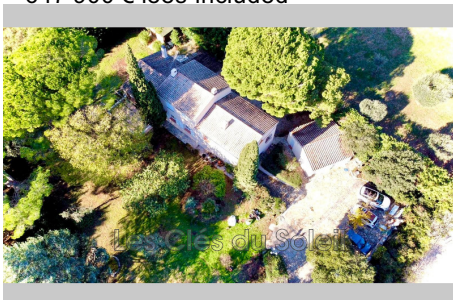
Fees and charges : T.T.C

647 900 € fees included



## Villa provençale Cuers

Provençal house in a countryside and wooded setting. Quiet in a popular and residential area, this house offers 160 m<sup>2</sup> of living space on 3 levels plus an outbuilding that can be transformed into a studio or workshop. On the ground floor, a large living room with a fireplace, a fitted kitchen with fireplace opening onto a large south-facing terrace with direct access to the garden. A large hallway with WC and cupboards complete the ground floor. On the first floor you will find 2 bedrooms, a bathroom with double sink and an office space. On the second floor, 2 bedrooms, a separate toilet and a shower room. The building is located in a large landscaped garden of more than 2700 m<sup>2</sup>. It consists of a large garage and a workshop in the basement of the house with electricity and water point. It also has a double outdoor garage with water point and parking for 5 vehicles. A borehole and several garden sheds complete the whole. House of traditional construction with quality materials, with Provençal charm, ideal for a large family. Toulon TGV station and Hyères airport are 20 minutes away by car. Please contact the Les Clés du Soleil Agency LA GARDE for a visit or any additional information. Ref. : 501V46684M - Mandat n°12885



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