

# Bandol IMMOBILIER

€ 210 000

**Buying maison de village**

**3 rooms**

**Surface : 110 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Year of construction : 1600**

**Exposition : Sud**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : good**

**Couverture : Tuiles**

**Amenities :**

calm, double glazing, Combles aménagés, Cheminée

1 bedroom

1 bathroom

1 WC

**Energy class (dpe) : D**

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

**Fees and charges :**

210 000 € fees included

14/06/2025 - Prix T.T.C



## Maison de village Brignoles

3-room village house in Brignoles Fully renovated village house, approximately 111 m<sup>2</sup> (plus 37 m<sup>2</sup> outside the Carrez law). Combining old-world charm with modern comforts, it will charm you with its high-quality features. On the ground floor, a spacious entrance leads to a laundry room with access to the cellar, a separate toilet, as well as a multipurpose room with direct access to the street, perfect for storing bicycles, motorcycles or wood. Upstairs, the bright 38 m<sup>2</sup> living room with a stone fireplace and fitted kitchen offers a warm and welcoming living space. The second level includes a bedroom (or office), a large master bedroom, a bathroom with a bathtub and toilet, and access to a pleasant covered terrace. The converted and insulated attic, with skylights, offers an ideal space for storage, a reading nook, or a games room. Electric heating, a 200L water heater, and plenty of storage space. Possibility of renting a garage nearby for €100/month. A house of character, rare in the area, ready to accommodate your projects. The Keys of the Sun Brignoles – 04 94 37 11 03 Ref. : 501V47211M - Mandat n°13319



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