

# Bandol IMMOBILIER

Price on request

**Buying house**

**3 rooms**

**Surface : 55 m<sup>2</sup>**

**Surface of the living : 20 m<sup>2</sup>**

**Surface of the land : 1548 m<sup>2</sup>**

**Year of construction : 1862**

**Exposition : Sud**

**View : Campagne**

**Inner condition : Arénover**

**External condition : Arafraichir**

**Couverture : Tuiles**

**Amenities :**

calm

2 bedroom

1 bathroom

1 WC

Fees and charges :



## House Le Val

Located in the town of Le Val, this small stone house of around 55 m<sup>2</sup> sits on a 1,548 m<sup>2</sup> plot, offering great potential for enhancement. The property includes: a living area on the ground floor, kitchen, and bathroom with toilet, two bedrooms upstairs arranged in a row. **⚠ Major renovation work required:** The roof needs a complete overhaul due to water leaks that have caused significant dampness and mold growth. **?** Key asset of the property: A building permit filed with the town hall in 2023 allows for: a 45 m<sup>2</sup> extension with an additional floor, as well as the construction of a swimming pool, providing the opportunity to transform this property into a high-end residence after renovations. The house is already connected to water and electricity. This property is suited for seasoned buyers, investors, or individuals looking to undertake a renovation and expansion project in a quiet setting, with substantial heritage value. Agence Les Clés du Soleil in Brignoles: 04 94 37 11 03 Ref. : 501V47465M - Mandat n°13533

01/02/2026 - Prix T.T.C



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