

# Bandol IMMOBILIER

€ 790 000

**Buying idéal investisseur**

**6 rooms**

**Surface : 154 m<sup>2</sup>**

**Surface of the living : 60 m<sup>2</sup>**

**Surface of the land : 3700 m<sup>2</sup>**

**Year of construction : 1975**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Thermodynamique**

**Inner condition : good**

**External condition : Arafraichir**

**Couverture : Tuiles**

**Amenities :**

calm, double glazing, Climatisation,  
Double habitation t4 et T2..., Salle de  
jeux, Forage 48 M, Chambre de plain-  
pied, Cheminée, Buanderie

**3 bedroom**

**1 terrace**

**1 bathroom**

**1 shower**

**2 WC**

**1 garage**

**Energy class (dpe) : B**

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

**Fees and charges : T.T.C**

**790 000 € fees included**



## Idéal investisseur Brignoles

**FOR SALE – HOUSE 170 m<sup>2</sup> on 3,700 m<sup>2</sup> of building land – BRIGNOLES (83170)**  
Clear view – Outbuildings – Great potential – Possible plot division Located in a  
quiet residential area of Brignoles, this renovated family home with 170 m<sup>2</sup> of living  
space (measurement in progress) offers a comfortable, bright and flexible living  
environment. The house consists of: Ground floor : – Large living room with sliding  
bay windows - Open kitchen + indoor barbecue area with duct - 1 bedroom, 1  
bathroom (2 showers), separate WC – 1 office (which can be used as a master  
suite) - Upstairs : – 2 bright bedrooms – 1 shower room with WC – Large games  
room or 4th bedroom (audio pre-wiring provided) Comfort & services :  
Underfloor heating (air/water heat pump) - Double glazing & roller shutters No  
work required – renovated house – Annexes (measurement in progress): – 30 m<sup>2</sup>  
garage – 50 m<sup>2</sup> outbuilding (workshop, storage or future project) Building plot of  
3,700 m<sup>2</sup> : - Authorized footprint: 20% Possibility of detaching plots - Ideal house for  
a large family or an investor looking for potential! **THE KEYS TO THE SUN**  
**BRIGNOLES: 04 94 37 11 03 Ref. : 501V47219M - Mandat n°13329**



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Document non contractuel - Barème de prix disponible sur notre site internet