

# Bandol IMMOBILIER

€ 347 000

## Buying house

4 rooms

Surface : 86 m<sup>2</sup>

Surface of the living : 25 m<sup>2</sup>

Surface of the land : 260 m<sup>2</sup>

Year of construction : 2010

Exposition : Sud

Inner condition : good

External condition : good

### Amenities :

double glazing, Climatisation, pool,  
Cheminée

3 bedroom

1 bathroom

2 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases  
(ges) : A

### Fees and charges :

Annual current expenses 396 €

Well condominium

30 lots in the condominium 347 000 €  
fees included

03/05/2025 - Prix T.T.C



## House Cuers

Charming semi-detached house on one side offers a living area of 86m<sup>2</sup>, ideal for a family, located in an area close to shops and bus stops. It offers a pleasant living room and a bright dining room, equipped with air conditioning and a stove for convivial moments throughout the year. The kitchen, separate and fully equipped. Upstairs you will find three beautiful bedrooms, each with ducted air conditioning with independent temperature control, guaranteeing comfort and well-being for the whole family. The exterior will seduce you with a 200m<sup>2</sup> garden, perfect for relaxing, decorated with an above-ground swimming pool, ideal for sunny days. A house not to be missed, combining modern comfort and a pleasant living environment. Ref. : 501V47054M - Mandat n°13096



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