

# Bandol IMMOBILIER

€ 429 000

## Buying villa provençale

5 rooms

Surface : 125 m<sup>2</sup>

Surface of the living : 51 m<sup>2</sup>

Surface of the land : 2056 m<sup>2</sup>

Year of construction : 1982

View : Campagne

Hot water : Fuel

Inner condition : A moderniser

External condition : A rafraichir

Couverture : Tuiles

### Amenities :

calm, double glazing, Pool house,  
Suite parentale, Portail automatique,  
Piscine chauffée, Sous sol de  
rangement, Chambre de plain-pied,  
Cheminée, terrasse fermée

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases  
(ges) : E

Fees and charges : T.T.C

429 000 € fees included



## Villa provençale La Celle

For sale - Single-story house of 125 m<sup>2</sup> in La Celle, 5 minutes from Brignoles. Located in a sought-after countryside setting, just 5 minutes from Brignoles and the main roads, this beautiful single-story house will charm you with its spaciousness and peaceful setting. The house: Cathedral living room with open kitchen, fireplace, exposed beams offering a warm living space. Two separate wings for perfect separation between parents and children. Master wing: 28 m<sup>2</sup> suite with private bathroom (shower, toilet, double sink) Children's/guest wing: Two large bedrooms, a separate bathroom with toilet. A huge south-facing terrace at the front of the house, ideal for outdoor meals, barbecues or moments of relaxation. Kitchen side: enclosed terrace currently serving as a back kitchen. Access to the garden via stairs. Heated swimming pool with pool house to enjoy family time. The Pluses: Garage, large storage basement, recent oil boiler, leisure land of over 300 m<sup>2</sup>, ideal for a vegetable garden or a play area for children, heated swimming pool. the keys to the sun of Brignoles at 0494371143 Ref. : 501V47271M - Mandat n°13326



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