

# Bandol IMMOBILIER

Price on request

## Buying house

5 rooms

Surface : 180 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Surface of the land : 590 m<sup>2</sup>

Year of construction : 1980

Exposition : Sud

View : Dégagée

Hot water : Solaire

Inner condition : good

External condition : good

Couverture : Tuiles

## Amenities :

calm, double glazing, Climatisation,  
Double habitation t4 et t2, Chambre  
de plain-pied, Buanderie

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

2 parkings

Energy class (dpe) : E

Emission of greenhouse gases  
(ges) : B

Fees and charges : F.T.T.C



## House La Seyne-sur-Mer

LES CLES DU SOLEIL presents an independent house located in La Seyne-sur-Mer, in the friendly and peaceful neighborhood of Mauveou. This property is close to all essential daily amenities. Situated on a 590 m<sup>2</sup> plot, it offers great potential, including the possibility of converting it into a duplex. The ground floor features a living area of 76 m<sup>2</sup>, complemented by a double garage with enough height to accommodate a motorhome. Additionally, the first floor provides an extra living space of 69 m<sup>2</sup>, bringing the total living area to approximately 145 m<sup>2</sup>. What makes this property even more appealing are the 40 m<sup>2</sup> of annexes available, perfect for customizing to your needs and lifestyle. Added to this is a spacious 30 m<sup>2</sup> lounge with terrace access, a fitted open-plan kitchen, unobstructed views, and full south-facing exposure. Built in the 1980s, the traditional stone structure has a tiled roof and a rendered facade. For your comfort, the windows are double-glazed, and the house is equipped with reversible air conditioning and solar panels. Don't wait any longer and come see it for yourself!!!! Les Clés du soleil 04 94 94 80 14 06 08 88 47 98 Ref. : 501V47455M - Mandat n°4134



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