

# Bandol IMMOBILIER

€ 450 000

**Buying villa**

**5 rooms**

**Surface : 89 m<sup>2</sup>**

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

**Surface of the land : 254 m<sup>2</sup>**

**Year of construction : 1999**

**Exposition : Sud nord**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : Tuiles**

**Amenities :**

calm, double glazing, Climatisation

rdc, Garage, Chambre de plain-pied

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

1 parking

**Energy class (dpe) : E**

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

**Fees and charges :**

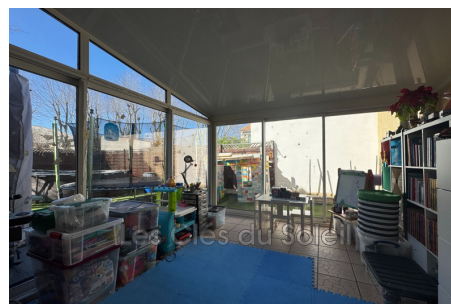
450 000 € fees included

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



**Villa Le Pradet**

House in the city center of Pradet a few minutes walk from all local shops, schools, arts center. House located at the end of a dead end in the quiet of any busy road. It will seduce you with its spacious living room opening onto an open kitchen and followed by its veranda. You will find on the ground floor a bedroom with closet, a separate toilet, a bathroom with shower. Upstairs two bedrooms with closet (13m<sup>2</sup> and 10m<sup>2</sup>) and a toilet. The house also has a large 24m<sup>2</sup> garage. A minimalist garden to enjoy a moment of relaxation away from prying eyes. THE KEYS OF THE SUN 04.94.46.27.27 Ref. : 501V47108M - Mandat n°13148



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