

**Bandol**

# IMMOBILIER

€ 670 000

**Buying house**

**5 rooms**

**Surface : 167 m<sup>2</sup>**

**Surface of the living : 50 m<sup>2</sup>**

**Surface of the land : 1959 m<sup>2</sup>**

**Year of construction : 1998**

**Exposition : Sud**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : Tuiles**

**Amenities :**

calm, double glazing, Climatisation, Bureau, Portail automatique, Suite parentale, Abri de jardin, Chambre de plain-pied, Cheminée, Buanderie

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 garages

4 parkings

**Energy class (dpe) : C**

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

03/05/2024 - Prix T.T.C

Fees and charges :



## House Pierrefeu-du-Var

PIERREFEU DU VAR (83390) - 5 ROOM HOUSE - 167 M<sup>2</sup> - GARAGE. Exceptional location for this very beautiful house, ideally located in a quiet and popular area, a true haven of peace, while being close to amenities. Once you enter, you will be won over by the quality of the services. This charming single-storey house totals 167 m<sup>2</sup> of living space, consisting of a beautiful independent Provençal kitchen with an adjoining laundry room and direct access to a pleasant patio for meals surrounded by nature. . The living room of more than 50m<sup>2</sup> benefits from optimal light since it passes through and has a cathedral ceiling and a fireplace with insert. The sleeping area has two bedrooms with cupboards, and shared access to a bathroom, but also direct access to the outside. A magnificent master suite with bathroom with shower and toilet, and a dressing room which will delight ladies. A magnificent office, very bright with exterior access and equipped with a custom-made library. The outdoor space totals nearly 1959 m<sup>2</sup>, to which it is possible to add a swimming pool. Beautiful terraces border the house, so you can enjoy the outdoors at any time of the day. A closed garage with mezzanine as well as a carport and a small workshop complete this property. The house is equipped with reversible air conditioning. Septic tank to be brought up to standard, however the sewer system will be connected from April. . THE ADVANTAGES: BRIGHT - EXCELLENT CONDITION - OPTIMIZED SPACES - CLOSE TO ALL AMENITIES, A



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