

# Bandol IMMOBILIER

€ 580 000

**Buying villa**

**6 rooms**

**Surface : 161 m<sup>2</sup>**

**Surface of the living : 44 m<sup>2</sup>**

**Surface of the land : 2200 m<sup>2</sup>**

**Year of construction : 1990**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : Tuiles**

**Amenities :**

calm, double glazing, Climatisation,  
Portail automatique, pool, Forage +  
eau de ville, Chambre de plain-pied,  
Cheminée, Buanderie

**4 bedroom**

**1 terrace**

**2 showers**

**3 WC**

**1 garage**

**1 cellar**

**Energy class (dpe) : C**

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

**Fees and charges : F.T.T.C**

**580 000 € fees included**



## Villa Brignoles

BRIGNOLES – Traditional villa with swimming pool and large wooded grounds – Brignoles Ideally located in the immediate vicinity of the town center, schools and the hospital, this traditionally built villa offers a privileged living environment combining comfort, calm and amenities. Built on a landscaped and wooded plot of 2,200 m<sup>2</sup>, the property has a total floor area of 214 m<sup>2</sup>. On the ground floor, you will discover : A welcoming entrance, A large living room of 44 m<sup>2</sup> with fireplace, A separate, fully fitted kitchen, 2 bedrooms including a master bedroom with bathroom, a superb veranda of 30 m<sup>2</sup> overlooking the swimming pool (5 mx 10 m) Upstairs: Two comfortable bedrooms, one bathroom, one separate toilet. THE PLUSES: A garage, An air-conditioned wine cellar. A rare property with definite potential, ideal for a family or a luxury second home. Keys to the Sun Brignoles: 04 94 37 11 03 Ref. : 501V47240M - Mandat n°13300



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RCS 449 334 978 SIRET 44933497800011 -

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