

## € 647 900

Buying villa provençale

5 rooms

Surface: 145 m<sup>2</sup>

Surface of the living: 35 m<sup>2</sup>
Surface of the land: 2785 m<sup>2</sup>
Year of construction: 1979

Exposition: Sud View: Jardin

Hot water : Electrique

Inner condition: A moderniser External condition: good

Couverture: Tuiles

Amenities:

 $calm, Portail\ automatique, Forage,$ 

Cheminée, Buanderie

- 4 bedroom
- 2 terraces
- 1 bathroom
- 1 shower
- 2 WC
- 3 garages
- 4 parkings
- 1 cellar

Energy class (dpe) : E Emission of greenhouse gases

(ges): B

#46\$5and2charges T.T.C

647 900 € fees included





## Villa provençale Cuers

Provencal house in a countryside and wooded setting. Quiet in a popular and residential area, this house offers 160 m2 of living space on 3 levels plus an outbuilding that can be transformed into a studio or workshop. On the ground floor, a large living room with a fireplace, a fitted kitchen with fireplace opening onto a large south-facing terrace with direct access to the garden. A large hallway with WC and cupboards complete the ground floor. On the first floor you will find 2 bedrooms, a bathroom with double sink and an office space. On the second floor, 2 bedrooms, a separate toilet and a shower room. The building is located in a large landscaped garden of more than 2700 m2. It consists of a large garage and a workshop in the basement of the house with electricity and water point. It also has a double outdoor garage with water point and parking for 5 vehicles. A borehole and several garden sheds complete the whole. House of traditional construction with quality materials, with Provençal charm, ideal for a large family. Toulon TGV station and Hyères airport are 20 minutes away by car. Please contact the Les Clés du Soleil Agency LA GARDE for a visit or any additional information. Ref.: 501V46684M - Mandat n°12885





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