

# Bandol IMMOBILIER

€ 640 000

## Buying house

Surface : 148 m<sup>2</sup>

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

Surface of the land : 1700 m<sup>2</sup>

Exposition : Plein sud

View : Campagne

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : Tuiles

## Amenities :

calm, double glazing, Climatisation,  
Portail automatique, pool, Chambre  
de plain-pied, Cheminée, Buanderie

4 bedroom

2 terraces

1 shower

1 WC

1 garage

4 parkings

Energy class (dpe) : E

Emission of greenhouse gases  
(ges) : C

Fees and charges :

640 000 € fees included

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



## House La Valette-du-Var

Les clefs du soleil offers for sale this detached house of approximately 150m<sup>2</sup> nestled in a green setting of 1700m<sup>2</sup> in the sought-after Calabro district. You will be seduced by the charm of the old and its beautiful volumes, going down a few steps you will find an independent kitchen of approximately 23m<sup>2</sup>, a bedroom of more than 20m<sup>2</sup>, a bathroom and toilet as well as numerous storage spaces. Upstairs a living space with fireplace of approximately 50m<sup>2</sup>, two bedrooms (14 and 19m<sup>2</sup>) with access to a balcony, a dressing room, a bathroom and separate toilet. In the wooded garden, a 13m<sup>2</sup> outbuilding arranged as a bedroom for receiving friends and family as well as a 15m<sup>2</sup> workshop. A 3.5 x 8m swimming pool to renovate completes this property as well as a 23m<sup>2</sup> laundry garage. To see without delay. The keys to the sun 04 94 00 77 77 Ref. : 501V46997M - Mandat n°13002



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