

# Bandol IMMOBILIER

Price on request

## Buying house

7 rooms

Surface : 251 m<sup>2</sup>

Surface of the living : 43 m<sup>2</sup>

Surface of the land : 7658 m<sup>2</sup>

Year of construction : 1987

Exposition : Plein sud

View : Jardin

Hot water : Electrique

Inner condition : A moderniser

External condition : good

Couverture : Tuiles

## Amenities :

calm, double glazing, Double habitation t4 et t3, Forage, Cheminée, Buanderie

5 bedroom

2 terraces

3 bathrooms

2 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Fees and charges :

02/08/2025 - Prix T.T.C



## House Brignoles

Provençal-style house located in Brignoles, built in 1987, offers 200 m<sup>2</sup> of living space plus a 40 m<sup>2</sup> garage in the heart of a wooded environment of 7658 m<sup>2</sup>. Upon entering, the eye is drawn to the impressive volume of the cathedral living room, bathed in light and enhanced by a characteristic exposed framework. This warm living space, opening onto a vast south-facing terrace, invites contemplation and daily well-being. The kitchen, both functional and convivial, opens onto a pantry, a wine cellar, a garage, as well as a wellness area including a gym and a shower room. Upstairs, a 34 m<sup>2</sup> mezzanine elegantly overlooks the living room, ideal for an office, a reading area or a private lounge. Three bedrooms, a bathroom and a shower room with WC complete the upper floor, offering each member of the family comfort and privacy. Attached to the main house, a charming 51 m<sup>2</sup> outbuilding includes a living room, a kitchen, a bedroom, an office (or small bedroom), as well as a shower room with WC. Perfect for welcoming your guests in an independent setting or considering a seasonal rental. Nestled in a peaceful environment, the property is located just a 5-minute drive from the amenities of Brignoles town center, the middle school, the high school and the motorway access, allowing you to combine absolute calm and ease of travel. Sold with a tenant in the outbuilding, rent 650/month The keys to the sun 04.94.37.11.03 Ref. : 501V47307M - Mandat n°13381



Bandol Immobilier - 1 Rue Vincent Allègre - 83150 Bandol

Tél: 04 94 25 02 50 - bandol.immobilier@wanadoo.fr

RCS 449 334 978 SIRET 44933497800011 -

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