

# Bandol IMMOBILIER

€ 720 000

## Buying house

7 rooms

Surface : 228 m<sup>2</sup>

Surface of the living : 35 m<sup>2</sup>

Surface of the land : 1459 m<sup>2</sup>

Exposition : Sud

View : Citadine

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : Tuiles

5 bedroom

3 terraces

1 bathroom

2 showers

6 WC

1 garage

4 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases  
(ges) : D

Fees and charges :

720 000 € fees included

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



## House Cuers

CUERS (83390) - LUXURY HOUSE - 7 ROOMS - 228 M<sup>2</sup> - SWIMMING POOL.

Located in a quiet and sought-after area, this beautiful 228 m<sup>2</sup> house is set on a plot of almost 1459 m<sup>2</sup>. The ground floor serves a very beautiful entrance, giving access to a living room of almost 35 m<sup>2</sup>, with direct access to a magnificent veranda of 30 m<sup>2</sup>, which thus doubles the space, while having a magnificent view of the swimming pool and its exteriors. The semi-open kitchen benefits from a back kitchen, totaling a surface area of almost 16m<sup>2</sup>, with the additional benefit of direct access to the outside. The sleeping area is made up of 4 bedrooms with built-in wardrobes, one of which is almost 23 m<sup>2</sup> with a dressing room, as well as two shower rooms, a separate toilet, and a laundry room which contains plenty of storage space. The upper floor consists of a mezzanine that can be used as an office or games room, as well as a separate toilet. A recent extension has made it possible to enlarge the surface area of the upper floor by creating a 5th bedroom with an adjoining bathroom. The house is equipped with reversible air conditioning, centralized closing of the roller shutters, a new boiler (2022) as well as a water softener. Vertical insulation has been carried out in rock wool on the entire house. The exteriors allow you to benefit from 2 beautiful terraces with a landscaped garden, as well as a very beautiful traditional swimming pool (12X6) with salt with complete automation of water treatment. A heat pump allows the



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