

# Bandol

## IMMOBILIER

€ 1 149 000

### Buying villa provençale

12 rooms

Surface : 400 m<sup>2</sup>

Surface of the living : 60 m<sup>2</sup>

Surface of the land : 2773 m<sup>2</sup>

Year of construction : 2008

Exposition : Sud est

View : Panoramique

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : Tuiles

#### Amenities :

calm, double glazing, Deux garages, 2 habitations, Chambre parentale, Piscine au sel, Grande terrasse, Vue panoramique, Cheminée à insert, Buanderie

8 bedroom

4 terraces

4 showers

2 garages

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Fees and charges : T.T.C

1 149 000 € fees included



### Villa provençale Néoules

- EXCLUSIVELY AMEPI- NEOULES 83136- PROVENÇAL BASTIDE OF 400 M2- LAND OF 2800 M2 - 4 DWELLINGS - SWIMMING POOL - RENTAL PROFITABILITY - PANORAMIC VIEW. This magnificent bastide of traditional construction in R + 1 was built in 2007. It is built on a terraced plot of 2800 m2. Located in a quiet area, it will charm you with its exceptional view and its exposure (south east). Made up of 4 dwellings, it is broken down as follows: On the ground floor, a T2 of 49 m2 currently rented by the night or the week and a T3 of 74 m2 rented by the year furnished. There are also two garages, a large parking area, a salt-treated masonry swimming pool with its equipped beach. Upstairs, we find two other independent accommodations, each accessible by its own staircase: The first, a T4 of 125 m2 with cathedral living room, an insert fireplace, an American kitchen, a large covered terrace of 100 m2 on the south side and a second terrace of approximately 20 m2 on the east side. A corridor serves the bedrooms and the master suite. A bathroom of approximately 6 m2 as well as 2 toilets and a dressing room complete this property. ADVANTAGES: 30 m2 of convertible attic, centralized vacuum. The second, a T7 of 137 m2 with a living room of 52 m2, a large semi-covered terrace of 100 m2 on the south side and one of 20 m2 on the north side, 3 large bedrooms with cupboards, 1 master bedroom and a smaller bedroom of 10 m2. THE PROS: 20 m2 bachelor apartment on R0 accessible by an internal staircase. Laundry



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