

620 000 €

Contact agency

Les Clés du Soleil

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For sale house

Surface : 119 m<sup>2</sup>

Surface of the living : 28 m<sup>2</sup>

Surface of the land : 970 m<sup>2</sup>

Year of construction : 1950

Exposition : Sud ouest

View : Jardin

Inner condition : GOOD

External condition : a refresh

Couverture : tiling

Features :

CALM, Gate

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

3 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : G

Document non contractuel

04/04/2025 - Prix T.T.C



## House 13249 La Garde

LES CLES DU SOLEIL offers you in a sought-after and privileged area a charming traditional and individual house, from the 50s built on a plot of 1000m<sup>2</sup> of land, in absolute calm, at the end of a cul-de-sac. A few steps lead you to a south-facing terrace, an entrance hall, a separate kitchen, a storeroom, a beautiful south/west-facing living room opening onto a charming 14m<sup>2</sup> veranda through which you access the garden. A separate kitchen and pantry, a bathroom, a toilet, two beautiful bedrooms of over 15m<sup>2</sup> each. In the basement: Two rooms (bedrooms) or games rooms, office, 1 shower room/WC can be organized into an apartment (197 HSP) A boiler room, Several cellars and storage spaces A large garage completes the whole.

Fees and charges :

620 000 € fees included

