

355 000 €

**Contact agency**

**Les Clés du Soleil**

1009 avenue Francois Nardi

83000 Toulon

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**For sale house**

**3 rooms**

**Surface : 90 m<sup>2</sup>**

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

**Surface of the land : 491 m<sup>2</sup>**

**Year of construction : 2020**

**Exposition : Sud**

**View : Campagne**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

double glazing, AIR CONDITIONING, softener, Automatic gate, Bedroom on ground floor, Laundry room

2 bedroom

1 terrace

1 shower

1 WC

1 parking

**Energy class (dpe) : A**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

05/04/2025 - Prix T.T.C



**House 13246 Rocbaron**

ROCBARON (83136) - SINGLE-STORY HOUSE - 3 ROOMS - 90 M<sup>2</sup> . . Ideal location for this new single-story house built in 2020. Located in a quiet subdivision, while being close to amenities, you can enjoy the serenity of the countryside. Once you enter, you will be impressed by the quality of the facilities. This house has a total of nearly 90 m<sup>2</sup> of living space, broken down as follows. The living space alone is nearly 45 m<sup>2</sup>, opening onto a beautiful modern kitchen, dining room, living room with direct access to the outside. The sleeping area has two bedrooms, one with a large dressing room, a large shower room, as well as a laundry room with a mezzanine with direct access to the outside, which can easily be converted into an office, and a separate toilet. The outdoor space totals nearly 491 m<sup>2</sup>, on which it is possible to add a swimming pool. A beautiful terrace with a bioclimatic pergola, to enjoy the outdoors at any time of the day. The house is equipped with reversible air conditioning, an electric gate. Outdoor outlets. Tree-lined garden. It's waiting for you. THE PLUSES: BRIGHT - EXCELLENT CONDITION - OPTIMIZED SPACES - CLOSE TO ALL AMENITIES. TEL: 04.94.

Fees and charges :

Annual current expenses 320 €

Well condominium

60 lots in the condominium 355 000 € fees included

