

318 000 €

**Contact agency**

**Les Clés du Soleil**

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**For sale village house**

**5 rooms**

**Surface : 140 m²**

**Surface of the living : 35 m²**

**Surface of the land : 660 m²**

**Year of construction : 1961**

**Exposition : Sud ouest**

**View : Citadine**

**Hot water : Gaz**

**Inner condition : to renovate**

**External condition : a refresh**

**Couverture : tiling**

**Features :**

double glazing, AIR CONDITIONING,

Automatic gate, POOL, Bedroom on ground floor, fireplace, Laundry room

3 bedroom

2 terraces

1 bathroom

2 WC

1 garage

3 parkings

**Energy class (dpe) : E**

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

Document non contractuel

17/07/2024 - Prix T.T.C

**Village house 13012 Brignoles**

Near the city center, type 5 house with pleasant garden, swimming pool, and garage. On one level you will discover two large bedrooms with storage, a bathroom and a separate toilet, a dining room then a large living room with a mezzanine converted into an office space, as well as a third bedroom in the attic with its adjoining water point. The independent kitchen extended by a small loggia will take you to the garden, with a south-facing swimming pool. Terraces, laundry room, large garage and parking on the land complete this house to be adapted to your taste and renovated to make it a pleasant hamlet house.

**Fees and charges :**

318 000 € fees included