

500 000 €

**Contact agency**

**Les Clés du Soleil**

1009 avenue Francois Nardi

83000 Toulon

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**For sale house**

**6 rooms**

**Surface : 135 m<sup>2</sup>**

**Surface of the living : 59 m<sup>2</sup>**

**Surface of the land : 1680 m<sup>2</sup>**

**Year of construction : 2008**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

CALM, solar, AIR CONDITIONING, OFFICE, Pergolas, Piscine 10\*5, cellar, Bedroom on ground floor, fireplace, Laundry / storeroom

3 bedroom

2 terraces

2 showers

2 WC

6 parkings

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel  
24/11/2024 - Prix T.P.C



**House 13134 Garéoult**

GAREOULT - BEAUTIFUL SINGLE-STORY HOUSE - NEO PROVENCAL OF 135 M<sup>2</sup> ON 1680 M<sup>2</sup> approx. - ENCLOSED AND WOODED LAND WITH SWIMMING POOL.

This pretty house offers you: An entrance hall with cupboard, a guest toilet, an office offering a clear view on the West side. We appreciate the large bright living room opening to the South-East onto a covered terrace of 15m<sup>2</sup> and to the South-West onto the garden with a pleasant dominant view of the swimming pool and its lounge area under a wrought iron pergola. In addition, there is a fitted kitchen open to the living room, a storeroom and a reading area (former garage). For the night area you will appreciate its 3 bedrooms with cupboard, including a bedroom with bathroom, in addition there is a bathroom with toilet. The easily accessible terraced garden offers a beautiful Desjoyaux swimming pool with ROMAN 10\* 5 staircase (excluding staircase) - THE MOST / Uc zone 20% of ground area possibility of enlarging or creating a garage - Quiet - Not overlooked. Beautiful sunshine - The view - Accessibility - Cellar THE KEYS TO THE SUN BRIGNOLES 04 94 37 11 03

Fees and charges :

500 000 € fees included

