

**650 000 €****Contact agency****SAS AGV GARELLI immobilier**

8, Place d'Armes

83000 Toulon

04 94 92 96 96 / agvimmo@gmail.com

**For sale house****5 rooms****Surface : 110 m<sup>2</sup>****Surface of the living : 40 m<sup>2</sup>****Surface of the land : 480 m<sup>2</sup>****Year of construction : 1985****View : Dégagée****Inner condition : GOOD****External condition : GOOD****Features :**

POOL, pool house, Boules, fireplace,  
double glazing, AIR CONDITIONING,  
Cabanon annexe, CALM

3 bedroom

1 shower

2 WC

1 garage

**Energy class (dpe) : C****Emission of greenhouse gases (ges) : A**

Document non contractuel

17/08/2024 - Prix T.T.C

**House 839 Gassin**

AGV Garelli Immobilier offers a novelty this villa of character located in a quiet and wooded area, ten minutes from the beaches. The house is terraced on one side and has a garage. With a surface of 110m<sup>2</sup>, it proposes a modern kitchen equipped giving on a big stay equipped with a chimney and an air conditioner, of three nice rooms, an office, a room of bath and two separated TOILET. As for relaxation, the property has a plot of 480m<sup>2</sup> with a swimming pool and a pool house. Very bright, the house offers beautiful finishes (double glazing, electric shutters, heated pool, connection to mains drainage). For further information, contact us at 06.22.61.33.13.

**Fees and charges :**

Annual current expenses 500 €

Well condominium

650 000 € fees included