

499 000 €

**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 : 87 m<sup>2</sup>**

**Surface of the living : 25 m<sup>2</sup>**

**Surface of the land : 441 m<sup>2</sup>**

**Year of construction : 2016**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : NEW**

**Couverture : tiling**

**Features :**

double glazing, Laundry room, CALM

3 bedroom

1 terrace

1 shower

2 WC

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

18/07/2024 - Prix T.T.C



**House 1683 La Garde**

CONTEMPORARY HOUSE - CONSTRUCTION 2016 QUIET AND SOUGHT-AFTER AREA AGV GARELLI IMMOBILIER, offers you at the bottom of a dead end in the town of La Garde NEIGHBORHOOD ???? , this beautiful bright family house of 87m<sup>2</sup> on 2 levels, dominant position, adjoining the garage, triple East/South/West exposure, composed on the ground floor of a double air-conditioned living room, modern equipped kitchen, toilet , closet. Upstairs, 3 bedrooms with large cupboards and air conditioning, shower room, toilet. Flat and sunny garden of approximately 400m<sup>2</sup> with pétanque court, above-ground swimming pool, vegetable garden Outbuilding of 33m<sup>2</sup> which can accommodate rental profitability. RT 2012 STANDARDS - TEN YEAR CONSTRUCTION until 2026 - COMPLIANCE Fees and charges : 499 000 € fees included

