

452 000 €

Contact agency

Scandimmo

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For sale house

5 rooms

Surface : 120 m<sup>2</sup>

Surface of the land : 3730 m<sup>2</sup>

Year of construction : 2007

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

POOL, Automatic gate, DRILLING, AIR  
CONDITIONING, double glazing, ALARM,  
Buanderie 13 m<sup>2</sup>

4 bedroom

2 terraces

2 bathrooms

2 WC

6 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

10/03/2025 - Prix T.T.C



## House 835 Brignoles

Pretty single storey house close to all the shops in Brignoles. Close to motorway access to Aix en Provence/Marseille and Nice! Located just outside Brignoles and set on a beautiful plot of nearly 3800 m<sup>2</sup>, the house from 2007 offers a pleasant setting. Ideally located just a few minutes from the motorway (you don't hear it), you will be at Nice airport in 1h15 and at Marseille airport in 1h. You enter a bright and spacious living/dining room (approx. 45 m<sup>2</sup>) with a pretty modern kitchen open to the living room. Adjacent to the kitchen is a large pantry/laundry room of 19 m<sup>2</sup>. The sleeping area is made up of 4 bedrooms including a master bedroom with garden access and its private bathroom with toilet, another bathroom and a separate toilet with sink. The garden, facing south on the terrace side, offers several relaxation areas, a very large terrace, part of which is covered, and a large above-ground swimming pool. Heating: underfloor heating throughout the house, and air conditioning in the living room.

Fees and charges :

452 000 € agency fees 3,76% à the responsibility of the buyer included

