

1 680 000 €

**Contact agency**

**Bertrand Foucher Immobilier**

147 avenue des Alliés

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**For sale ideal investor**

**5 rooms**

**Surface : 170 m<sup>2</sup>**

**Surface of the land : 1175 m<sup>2</sup>**

**Year of construction : 1955**

**View : Mer panoramique**

**Hot water : Electrique**

**Inner condition : to renovate**

**External condition : to renovate**

**Couverture : tiling**

**Features :**

Bedroom on ground floor

4 bedroom

2 terraces

3 showers

2 WC

1 garage

2 parkings

**Energy class (dpe) : F**

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



**Ideal investor 1297 Cavalaire-sur-Mer**

MAGNIFICENT SEA VIEW - BERTRAND FOUCHER IMMOBILIER invites you to discover, on a prime location overlooking the port and with a panoramic view of the bay and CAP LARDIER, this villa of approximately 170m<sup>2</sup> built on a plot of 1,175 m<sup>2</sup> offering On the ground floor a living room with high ceilings, lounge with fireplace opening onto terrace and enjoying the sea view and the port, kitchen at the back, 1 bedroom with shower room/wc, hallway and crawl space - Upstairs, 2 bedrooms, one on the mezzanine, bathroom/wc - The garden level has a room with a kitchen area and cellar (crawl space) and a studio with shower and toilet - A large garage completes this property Access to the port is via stairs

Fees and charges :

1 680 000 € fees included

Document non contractuel

