

405 000 €

Contact agency

Les Clés du Soleil

1009 avenue Francois Nardi

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For sale house

5 rooms

Surface : 112 m<sup>2</sup>

Surface of the living : 37 m<sup>2</sup>

Surface of the land : 1200 m<sup>2</sup>

Year of construction : 1980

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : to renovate

External condition : a refresh

Couverture : tiling

Features :

CALM, double glazing, AIR CONDITIONING,  
Possibilité double habitation, Basement,  
POOL, Pizza oven, fireplace, Laundry  
room

4 bedroom

3 terraces

2 showers

2 WC

1 garage

2 parkings

Emission of greenhouse gases (ges) : B

Document non contractuel

05/04/2025 - Prix T.T.C



## House 13258 Cuers

CUERS (83390) - EXCLUSIVELY AMEPI - HOUSE OF 5 P - 112 M<sup>2</sup> - GARAGE.

Exceptional location for this house to renovate. Ideally located in the quiet and sought-after area of Valcros. A true haven of peace, while being close to amenities. This house of 112.50m<sup>2</sup> of living space offers multiple possibilities. Intended for a large family, it can also be transformed into a double dwelling. The ground floor is composed of a living room equipped with a fireplace with distributor which was redone in 2018, an open kitchen with an adjoining loggia, of approximately 65m<sup>2</sup>. The night space has four bedrooms ranging from 9m<sup>2</sup> to 12.60m<sup>2</sup>, a bathroom with window, a separate toilet. The total basement of almost 96 m<sup>2</sup> is a real asset, because there is the possibility of fitting it out partially or completely according to your project, it already has a water point, as well as a toilet. The outdoor space totals nearly 1200 m<sup>2</sup>, completely fenced, you will find a traditional secure swimming pool, a pizza oven, as well as a summer kitchen area. The phoenix-style house is equipped with air conditioning, double-glazed aluminum exterior joinery and wooden shutters. Mains drainage. To visit without delay. THE PLUSES: BRIGHT - HIGH POTENTIAL - CLOSE TO ALL AMENITIES. TEL: 04.94.00.12.12

Fees and charges :

405 000 € fees included

