

499 000 €

Contact agency  
Agence du Coin GM

1 rue Carnot  
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**For sale house**

**5 rooms**

**Surface : 132 m<sup>2</sup>**

**Surface of the living : 27 m<sup>2</sup>**

**Surface of the land : 1455 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Sud**

**View : Panoramique**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : renovated**

**Couverture : tiling**

**Features :**

Piscine et son dôme, pool house, Baie à galandage, wood stove, Carport, double glazing, Pergla bioclimatique, Automatic gate, CALM

4 bedroom

2 terraces

2 shower

2 WC

1 garage

2 parkings

**Energy class (dpe) : C**

Document non contractuel

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



## House 1242 Vidauban

VIDAUBAN, 83550 Up for grabs, this charming detached villa with a surface area of 132 m<sup>2</sup> combining character and modernity in a dominant position facing the magnificent panorama of the Maures. Located a stone's throw from the sea and the Verdon, five minutes from the main roads and motorways and at the same time close to amenities, it offers an exceptional panoramic view from its terrace covered by a modern bioclimatic pergola. This house, built in 1980 and completely renovated, is organized on two levels and benefits from a southern exposure. It consists of four bedrooms, two shower rooms and two toilets. The living room of 27 m<sup>2</sup> is attached to a fitted American kitchen. This property also has a 4x8 meter swimming pool covered by its dome, two terraces, a pool house, a carport and two to three parking spaces. The services include an automatic gate, reversible air conditioning in all rooms, a wood stove. All on a plot of 1455m<sup>2</sup> planted with many species of fruit trees. The interior condition is excellent and perfectly maintained. - Sliding bay window in the living room. -Recent piano in the kitchen. -Fiber currently being deployed. Contact and visits: David DORDOR 0684080522

**Fees and charges :**

499 000 € agency fees 2,81% à the responsibility of the buyer included

