

## Price on request

### Contact agency

**Les Clés du Soleil**

1009 avenue Francois Nardi

83000 Toulon

04 94 20 18 00 / lcds.immobilier@gmail.com

### For sale house

**5 rooms**

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

**Surface of the living : 15 m<sup>2</sup>**

**Exposition : Sud ouest**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : NEW**

**External condition : GOOD**

**Couverture : tiling**

### Features :

CALM, double glazing, Espace optimisé, 1studio et 3 T2, cellar, Entièrement refait à neuf, Menuiseries extérieures PVC double vitrage

3 bedroom

1 bathroom

3 showers

4 WC

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

27/01/2026 - Prix T.T.C



## House 13534 Cuers

**CUERS (83390) - VILLAGE HOUSE - PERFECT FOR INVESTORS - 4**

**APARTMENTS - 112 m<sup>2</sup> - CELLAR.** Perfect for investors, this 112 m<sup>2</sup> village house divided into 4 apartments is located right in the heart of the village. Quiet and close to all amenities, you'll be charmed by this house as well as the quality of the renovation. The ground floor includes an entrance and access to a cellar of nearly 30 m<sup>2</sup>. On the first floor is the first apartment of approximately 26 m<sup>2</sup>, featuring a living area connected to a fitted kitchen, a bathroom with separate toilet, and a utility room. On the second floor, there is a one-bedroom apartment (T2) of 26 m<sup>2</sup>, with a living area and kitchenette, a bedroom, and a bathroom with toilet. The third floor offers another one-bedroom apartment (T2) of nearly 26 m<sup>2</sup>, consisting of a living area with kitchenette, a bedroom, and a bathroom with toilet. The fourth and top floor houses a one-bedroom apartment (T2) of 31 m<sup>2</sup>, with a lovely living room boasting a sloped ceiling and exposed beams, a kitchenette, a bedroom, and a bathroom with toilet. All the apartments are equipped with kitchens featuring an induction cooktop and extractor hood. Each unit has its own individual meter fully compliant with regulations. The staircase has also been renovated. Rental income for each apartment ranges between €500 and €650. A guaranteed favorite – rare on the market, so don't hesitate any longer. **HIGHLIGHTS: PERFECT FOR INVESTORS - CLOSE TO ALL AMENITIES - IN EXCELLENT CONDITION TEL:**

