

**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**

**3 rooms**

**Surface : 55 m²**

**Surface of the living : 20 m²**

**Surface of the land : 1548 m²**

**Year of construction : 1987**

**Exposition : Sud**

**View : Campagne**

**Inner condition : to renovate**

**External condition : a refresh**

**Couverture : tiling**

**Features :**

CALM

2 bedroom

1 bathroom

1 WC



### House 13533 Le Val

Located in the town of Le Val, this small stone house of around 55 m² sits on a 1,548 m² plot, offering great potential for enhancement. The property includes: a living area on the ground floor, kitchen, and bathroom with toilet, two bedrooms upstairs arranged in a row. ⚠ Major renovation work required: The roof needs a complete overhaul due to water leaks that have caused significant dampness and mold growth. ? Key asset of the property: A building permit filed with the town hall in 2023 allows for: a 45 m² extension with an additional floor, as well as the construction of a swimming pool, providing the opportunity to transform this property into a high-end residence after renovations. The house is already connected to water and electricity. This property is suited for seasoned buyers, investors, or individuals looking to undertake a renovation and expansion project in a quiet setting, with substantial heritage value. Agence Les Clés du Soleil Brignoles: 04 94 37 11 03

Fees and charges :

Document non contractuel

17/01/2026 - Prix T.T.C

