

**399 000 €**

**Contact agency**

**Les Clés du Soleil**

1009 avenue Francois Nardi

83000 Toulon

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

**For sale house**

**4 rooms**

**Surface : 105 m²**

**Surface of the living : 32 m²**

**Surface of the land : 2283 m²**

**Year of construction : 1970**

**Exposition : Sud est**

**View : Dégagée**

**Inner condition : a refresh**

**External condition : GOOD**

**Features :**

CALM, double glazing, AIR CONDITIONING, Automatic gate, POOL, Bedroom on ground floor, fireplace

2 bedroom

3 terraces

1 bathroom

2 WC

2 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

06/07/2025 - Prix T.T.C



## House 13352 Sainte-Anastasie-sur-Issole

SAINTE ANASTASIE SUR ISSOLE: Charming single-story house of 105 m² on a fully enclosed plot of 2,283 m². Come discover this lovely home offering comfort, space, and tranquility. The entrance hall features practical storage and leads to a beautiful, bright living room equipped with a fireplace and air conditioning, perfect for enjoying pleasant moments in all seasons. The kitchen is independent, complemented by a back kitchen. On the night side, it offers two bedrooms as well as a bathroom with shower and bathtub. Outside, you'll enjoy three beautiful terraces and a summer kitchen equipped with a barbecue, pizza oven, and water feature, ideal for al fresco dining. The garage and spacious basement offer plenty of storage and parking options. The grounds have a swimming pool and a lit bowling alley for fun evenings with family or friends. PLUSES: septic tank up to standard, air conditioning, a garage, a large basement and a quiet environment. This is a rare opportunity to enjoy a peaceful life while benefiting from all the necessary comforts, both inside and out. CONTACT THE LES CLES DU SOLEIL AGENCY 04.94.00.12.12

**Fees and charges :**

**399 000 € fees included**

