

790 000 €

Contact agency

Les Clés du Soleil

1009 avenue Francois Nardi

83000 Toulon

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

For sale ideal investor

6 rooms

Surface : 154 m²

Surface of the living : 60 m²

Surface of the land : 3700 m²

Year of construction : 1975

Exposition : Sud est

View : Dégagée

Hot water : Thermodynamique

Inner condition : GOOD

External condition : a refresh

Couverture : tiling

Features :

CALM, double glazing, AIR CONDITIONING,
Double habitation t4 et T2..., playroom,
Forage 48 M, Bedroom on ground floor,
fireplace, Laundry room

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A



Ideal investor 13329 Brignoles

For sale – 170 m² house on 3700 m² of building land – Open view, outbuildings and great potential – Brignoles – Plot division possible – Located in a quiet residential area of Brignoles, this family home of 170 m² of living space (measurement in progress), offers a comfortable, bright and functional living environment. It is composed of: On the ground floor: – A large living room with sliding bay windows, opening onto a covered terrace and a garden with an open view – An open kitchen and an indoor barbecue area with a chimney flue – One bedroom, one bathroom with two showers, separate toilet – An office that can be used as a master suite Upstairs: – Two bright bedrooms – A bathroom with WC – A large games room (or 4th bedroom), with audio pre-wiring in the adjoining bathroom Comfort side: - Underfloor heating via air/water heat pump - Double glazing and roller shutters - Renovated house, no work required Annexes side: (measurement in progress) – 30 m² garage) – Outbuilding of 50 m² (workshop, storage or future development) Building land – 20% footprint Possibility of detaching plots (subject to town planning) A house combining comfort, light, and potential for growth. Ideal for families or investors. THE KEYS TO THE SUN BRIGNOLES: 04 94 37 11 03

Fees and charges :

790 000 € fees included

