

**265 000 €**

**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 : 80 m²**

**Surface of the living : 32 m²**

**Surface of the land : 360 m²**

**Year of construction : 2024**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : NEW**

**External condition : a refresh**

**Couverture : tiling**

**Features :**

new home, double glazing, AIR  
CONDITIONING, Double habitation t3 et t1,  
Bedroom on ground floor, garanti  
decennale

3 bedroom

2 showers

2 WC

2 parkings

**Energy class (dpe) : A**

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

Document non contractuel

05/07/2025 - Prix T.T.C



### House 13333 Brignoles

Brignoles\_ New detached house built in 2024, on one level, with a total surface area of 80 m² on a plot of 360 m². It consists of two bedrooms including a master suite with dressing room, a modern bathroom with walk-in shower, contemporary vanity unit and storage, as well as a separate toilet. The bright living room opens onto a new fully equipped kitchen, equipped with a central island for greater comfort and conviviality. Adjoining the house and directly accessible, a separate 15 m² studio offers additional space ideal for an office, a guest room or a rental project. The house complies with the RE 2020 environmental regulations, guaranteeing high energy performance. It benefits from the current ten-year builder's warranty. The 360 m² plot offers a beautiful outdoor space with parking. A rare opportunity combining modern comfort, energy efficiency, and functionality. The keys to the sun Brignoles 04.94.37.11.03

Fees and charges :

265 000 € fees included

