

**385 000 €**

**Contact agency**

**Les Clés du Soleil**

1009 avenue Francois Nardi

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**For sale house**

**4 rooms**

**Surface : 99 m²**

**Surface of the living : 33 m²**

**Surface of the land : 1200 m²**

**Year of construction : 2006**

**Exposition : Sud**

**View : Dégagée**

**Inner condition : GOOD**

**External condition : GOOD**

**Features :**

CALM, double glazing, AIR CONDITIONING, Jacuzzi

3 bedroom

1 terrace

1 bathroom

1 shower

3 WC

**Energy class (dpe) : D**

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

Document non contractuel

14/06/2025 - Prix T.T.C



### House 13334 Brignoles

BRIGNOLES - 99 m² house on 1,200 m² plot – Sought-after area with open views

This charming single-story house of 91 m², located in a quiet area, offers an unobstructed view and a peaceful living environment. Upon entering, you'll be greeted by a spacious hall with ample storage. The fully equipped kitchen opens onto a bright 43m² living room, ideal for entertaining family and friends. The sleeping area consists of three comfortable bedrooms, a shower room with WC, and a separate bathroom. A second separate WC is also available. Outside, enjoy an exceptional relaxation area with an 80 m² covered terrace and a jacuzzi. A cellar completes this property. THE PLUSES: Reversible air conditioning 2020, 1,200 m² plot, Quiet and sought-after area, Unobstructed view. Roof like new! Inspected in May 2025 with replacement of the ridge and tiles. Anti-moss and water-repellent treatment guaranteed for 10 years. LES CLERES DU SOLEIL AGENCY 04 94 37 11 03

Fees and charges :

385 000 € fees included

