

## 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

**5 rooms**

**Surface : 117 m²**

**Surface of the living : 40 m²**

**Surface of the land : 2007 m²**

**Year of construction : 1989**

**Exposition : Sud**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

### Features :

CALM, double glazing, AIR CONDITIONING, Dépendance à aménager, Automatic gate, POOL, solar, Bedroom on ground floor, Pellet stove, Laundry room

3 bedroom

1 terrace

1 shower

1 WC

1 garage

5 parkings

**Energy class (dpe) : D**

Document non contractuel

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

03/10/2025 - Prix T.T.C



## House 13455 Cuers

CUERS (83390) - EXCLUSIVE TO CLES DU SOLEIL - HOUSE OF 117M² - 3 BEDROOMS - SWIMMING POOL - LAND OF 2007M². A superb detached house of 117m² in perfect condition in the Valcros area, built in 1989 on a generous plot of 2007m², is up for grabs. Ideally located due south with a breathtaking view of the countryside, this single-story house offers a spacious living room of 40m², a separate fully equipped kitchen, 3 bedrooms of over 12m², a shower room and a separate toilet. As a bonus, a garage with a mezzanine, a terrace as well as 5 parking spaces. Among its assets: an outbuilding to be converted, an automatic gate, a swimming pool, reversible air conditioning heating, 2 water softeners, central vacuum system, a pellet stove, solar panels, double glazing, and a laundry room. The sanitation system is a septic tank which will need to be brought up to standard. A haven of peace and quiet. THE PLUSES: QUIET - SOUGHT-AFTER AREA - NO WORK REQUIRED - GREAT AMENITIES. TEL: 04.94.00.12.12

Fees and charges :

