

**389 000 €**

**Contact agency**

**Les Clés du Soleil**

1009 avenue Francois Nardi

83000 Toulon

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

**For sale house**

**5 rooms**

**Surface : 112 m²**

**Surface of the living : 37 m²**

**Surface of the land : 1200 m²**

**Year of construction : 1980**

**Exposition : Sud**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : to renovate**

**External condition : a refresh**

**Couverture : tiling**

**Features :**

CALM, double glazing, AIR CONDITIONING,  
Possibilité double habitation, Basement,  
POOL, Pizza oven, fireplace, Laundry  
room

4 bedroom

3 terraces

2 show ers

2 WC

1 garage

2 parkings

**Energy class (dpe) : D**

Document non contractuel

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

15/06/2025 - Prix T.T.C



### House 13338 Cuers

CUERS (83390) - EXCLUSIVELY AMEPI - HOUSE OF 5 P - 112 M² - GARAGE.

Exceptional location for this house to renovate. Ideally located in the quiet and sought-after area of Valcros. A true haven of peace, while being close to amenities. This house of 112.50m² of living space offers multiple possibilities. Intended for a large family, it can also be transformed into a double dwelling. The ground floor is composed of a living room equipped with a fireplace with distributor which was redone in 2018, an open kitchen with an adjoining loggia, of approximately 65m². The night space has four bedrooms ranging from 9m² to 12.60m², a bathroom with window, a separate toilet. The total basement of almost 96 m² is a real asset, because there is the possibility of fitting it out partially or completely according to your project, it already has a water point, as well as a toilet. The outdoor space totals nearly 1200 m², completely fenced, you will find a traditional secure swimming pool, a pizza oven, as well as a summer kitchen area. The phoenix-style house is equipped with air conditioning, double-glazed aluminum exterior joinery and wooden shutters. Mains drainage. To visit without delay. THE PLUSES: BRIGHT - HIGH POTENTIAL - CLOSE TO ALL AMENITIES. TEL: 04.94.00.12.12

Fees and charges :

389 000 € fees included

