

## Price on request

### Contact agency

#### Agence du Tignet

370 route de Draguignan

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### For sale house

5 rooms

Surface : 122 m²

Surface of the living : 25 m²

Surface of the land : 268 m²

Year of construction : 1989

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

### Features :

POOL, GARAGE, fireplace, Bedroom on ground floor, Double glazed timber, Laundry room, basement, Prox. écoles et commerces

4 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

3 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B



## House 3820 Peymeinade

Mandate: 3820 " PEYMEINADE CENTER - 5-ROOM VILLA " Ideally located just steps from schools and shops, this charming traditional house of 122 m² Carrez law, attached on one side only, sits on a plot of approximately 268 m² with a swimming pool. It includes on the ground floor: an entrance, a 15 m² bedroom opening onto a balcony, two bedrooms—one with built-in closets—measuring 11.45 m² and 15.10 m², a bathroom with toilet and bidet. On the garden level: a hallway, a 25 m² living and dining room with a wood-burning fireplace opening onto a covered terrace, a separate equipped kitchen also opening onto a covered terrace, a laundry / pantry, a separate toilet, a 12.04 m² bedroom, a bathroom with bidet. In the basement: storage areas, separate toilet, a shower, a cellar. Features and amenities: 17.30 m² garage with mezzanine and automatic door, connection to mains sewage, automatic gate, wooden double-glazed windows, wooden shutters, electric convection heaters and fireplace, crawl space, electric water heater, traditional chlorine pool with a closed 15 m² pool house equipped with a kitchen. Low condominium fees: approx. €35 / year (ASL / 7 units)

### Fees and charges :

Annual current expenses 35 €

Well condominium

7 lots in the condominium

