

## Price on request

### Contact agency

**Les Clés du Soleil**

1009 avenue Francois Nardi

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### For sale house

**7 rooms**

**Surface : 251 m²**

**Surface of the living : 43 m²**

**Surface of the land : 7658 m²**

**Year of construction : 1987**

**Exposition : Plein sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : GOOD**

**Couverture : tiling**

### Features :

CALM, double glazing, Double habitation t4 et t3, DRILLING, fireplace, Laundry room

5 bedroom

2 terraces

3 bathrooms

2 WC

1 garage

**Energy class (dpe) : E**

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

Document non contractuel

22/08/2025 - Prix T.T.C



## House 13381 Brignoles

Provençal-style house located in Brignoles, built in 1987, offers 200 m² of living space plus a 40 m² garage in the heart of a wooded environment of 7658 m². Upon entering, the eye is drawn to the impressive volume of the cathedral living room, bathed in light and enhanced by a characterful exposed framework. This warm living space, opening onto a vast south-facing terrace, invites contemplation and daily well-being. The kitchen, both functional and convivial, opens onto a pantry, a wine cellar, a garage, as well as a wellness area including a gym and a shower room. Upstairs, a 34 m² mezzanine elegantly overlooks the living room, ideal for an office, a reading area or a private lounge. Three bedrooms, a bathroom and a shower room with WC complete the upper floor, offering each member of the family comfort and privacy. Attached to the main house, a charming 51 m² outbuilding includes a living room, a kitchen, a bedroom, an office (or small bedroom), as well as a shower room with WC. Perfect for welcoming your guests in an independent setting or considering a seasonal rental. Nestled in a peaceful environment, the property is located just a 5-minute drive from the amenities of Brignoles town center, the middle school, the high school and the motorway access, allowing you to combine absolute calm and ease of travel. Sold with a tenant in the outbuilding, rent 650/month The keys to the sun 04.94.37.11.03

Fees and charges :

