



# LES CLÉS DU SOLEIL

349 000 €

For sale maison de ville

6 rooms

Surface : 127 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Year of construction : avant 1948

View : Citadine

Hot water : Electrique

Inner condition : good

External condition : good

Features :

calm, double glazing, air conditioning,

Laundry room

2 bedroom

1 terrace

1 bathroom

1 shower

3 WC

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

22/12/2024 - Prix T.T.C



## Maison de ville 13158 Ollioules

FAVORITE for this town house in the heart of the village of Ollioules, developing more than 120m<sup>2</sup> on 4 levels. Renovated by an architect, you will be won over by the character and the optimization of the spaces. You will enter through a bar-lounge area with a small kitchen, ideal for entertaining your loved ones! Then you will be immediately drawn to the converted cellar of over 20m<sup>2</sup>, vaulted, currently used as a studio-lounge, it will easily become a 3rd bedroom if necessary. A toilet and a laundry area complete the ground floor. On the 2nd and 3rd floors, you will discover 2 beautiful bedrooms, one with a dressing room, both extended on the same level by a bathroom with bathtub, shower and toilet for one, and a shower room with toilet and office area for the other. The living room, dining room and open kitchen occupies the 3rd level, bathed in light from the skylight. The +: a Tropezian terrace on the roofs, not overlooked! Air conditioning, double glazing, no work required. Also: 2 rental boxes to be collected upon purchase if desired to facilitate parking nearby! Don't wait any longer, contact us at 04 94 00 77 77 for more information

Fees and charges :



Les Clés du Soleil - 1009 avenue Francois Nardi - 83000 Toulon

Tél: 04 94 46 27 27 - lesclsdusoleil@gmail.com - www.lesclsdusoleil.com

Carte professionnelle n°CCI 83062016000010586 - RCS Toulon 434 509 378

Code NAF 6831Z - SIRET 434 509 678 000 15 - Garantie financière : Sans perception de fonds - Document non contractuel - \*prix F.A.I.