



# LES CLÉS DU SOLEIL

295 000 €

For sale house

3 rooms

Surface : 76 m<sup>2</sup>

Surface of the living : 37 m<sup>2</sup>

Surface of the land : 1508 m<sup>2</sup>

Year of construction : 1989

Exposition : Plein sud

View : Jardin

Hot water : Electrique

Inner condition : a refresh

External condition : a refresh

Couverture : tiles

Features :

calm, double glazing, air conditioning,  
Photovoltaïques panneaux, Automatic  
gate, Piscine HORS SOL ENTERREE,  
BASSIN, Bedroom on ground floor, Chalet  
Bois 5m<sup>2</sup> environ, CARPORT MOTO

2 bedroom

1 terrace

1 shower

1 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

17/04/2025 - Prix T.T.C



## House 13227 Rians

EXCLUSIVE IN RIANs NEAR CADARACHE and SAINT-MAXIMIN - SINGLE-STORY HOUSE OF 75 M<sup>2</sup> WITH GARAGE AND COVERED TERRACE - ON MORE THAN 1500 M<sup>2</sup> OF LAND . Located in a quiet and privileged environment, this pleasant 3-room house comprises a beautiful living room with fitted kitchen opening onto a spacious covered terrace and in the sleeping area 2 bedrooms, a pleasant shower room, and a separate toilet. DIY enthusiasts will appreciate the large 24 m<sup>2</sup> garage, to which is added a wooden chalet and a shelter for two wheels. Its above-ground in-ground swimming pool will be appreciated on hot summer days. The Plus : possibility of expansion. Pleasant, enclosed and flat land - Total living area: 75.39 m<sup>2</sup> (seventy-five thirty-nine square meters) Total floor area: 96.88 m<sup>2</sup> (ninety-six eighty-eight square meters) Available on 10/01/2025

Fees and charges :

295 000 € fees included



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