



# LES CLÉS DU SOLEIL

418 000 €

For sale villa

Surface : 107 m<sup>2</sup>

Surface of the living : 24 m<sup>2</sup>

Surface of the land : 634 m<sup>2</sup>

Year of construction : 1980

Exposition : Sud est

Inner condition : a refresh

External condition : good

Features :

calm, double glazing, Laundry room

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

21/12/2024 - Prix T.T.C



Villa 13087 Cuers

LES CLÉS DU SOLEIL CUERS offers you this 107m<sup>2</sup> villa ideally located just two minutes walk from the town center and its amenities, in a peaceful and pleasant area. On the ground floor, you will discover an entrance, a living room with fireplace opening onto the terrace, a separate kitchen, two bedrooms, a shower room, a laundry room, and a separate toilet. Upstairs, a third bedroom, an office and a bathroom. A basement of 32.38 m<sup>2</sup>, composed of two rooms with windows, is accessible from the garage and by an exterior door opening onto the garden, offering the possibility of creating an independent studio. You will also find a 14 m<sup>2</sup> workshop, a 12.54 m<sup>2</sup> cellar and a large 27 m<sup>2</sup> garage. The attic can be converted, allowing you to personalize the space according to your needs. Flat and fenced land of 634 m<sup>2</sup>, decorated with fruit trees, olive trees and vines, is ideal for enjoying moments of relaxation in the open air while remaining calm. This villa has great potential for development. Renovation work is required. To visit without delay!

CONTACT THE KEYS OF THE SUN CUERS 04.94.00.12.12

Fees and charges :

418 000 € fees included



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