



# LES CLÉS DU SOLEIL

568 000 €

For sale villa provençale

5 rooms

Surface : 145 m<sup>2</sup>

Surface of the living : 35 m<sup>2</sup>

Surface of the land : 2785 m<sup>2</sup>

Year of construction : 1979

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : to modernize

External condition : good

Couverture : tiles

Features :

calm, Automatic gate, drilling, fireplace,  
Laundry room

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

3 garage

4 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

05/02/2025 - Prix T.T.C



## Villa provençale 12885 Cuers

Provençal house in a countryside and wooded setting. Quiet in a popular and residential area, this house offers 160 m<sup>2</sup> of living space on 3 levels plus an outbuilding that can be transformed into a studio or workshop. On the ground floor, a large living room with a fireplace, a fitted kitchen with fireplace opening onto a large south-facing terrace with direct access to the garden. A large hallway with WC and cupboards complete the ground floor. On the first floor you will find 2 bedrooms, a bathroom with double sink and an office space. On the second floor, 2 bedrooms, a separate toilet and a shower room. The building is located in a large landscaped garden of more than 2700 m<sup>2</sup>. It consists of a large garage and a workshop in the basement of the house with electricity and water point. It also has a double outdoor garage with water point and parking for 5 vehicles. A borehole and several garden sheds complete the whole. House of traditional construction with quality materials, with Provençal charm, ideal for a large family. Toulon TGV station and Hyères airport are 20 minutes away by car. Please contact the Les Clés du Soleil Agency LA GARDE for a visit or any additional 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.