



# LES CLÉS DU SOLEIL

450 000 €

For sale house

6 rooms

Surface : 125 m<sup>2</sup>

Surface of the living : 39 m<sup>2</sup>

Surface of the land : 460 m<sup>2</sup>

Exposition : Sud ouest

View : Dégagée

Inner condition : good

External condition : a refresh

Couverture : tiles

Features :

double glazing, air conditioning, Double habitation t4 et t2, Automatic gate, Bedroom on ground floor

4 bedroom

2 terraces

2 show ers

2 WC

3 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

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



## House 13055 Six-Fours-les-Plages

West of Six-Fours, near La Seyne sur Mer, double single-storey house with converted attic, ideal family project! On a plot of land suitable for a swimming pool and enclosed, with electric gate, you will first discover a type 2 dwelling of just over 40m<sup>2</sup>, to renovate, with its private outdoor area. Adjoining, with a separate entrance, 85m<sup>2</sup> of living space, requiring no work, comprising a lovely living room opening onto the kitchen, a master bedroom with shower, a toilet, and upstairs under the slope, a bedroom and an office space which could be used as a 3rd bedroom. Rare product in the area! Close to all shops and main roads More information at 04 94 00 77 77

Fees and charges :

450 000 € fees included



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

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