



# LES CLÉS DU SOLEIL

295 000 €

For sale village house

6 rooms

Surface : 177 m²

Surface of the living : 20 m²

Year of construction : avant 1970

Exposition : Sud ouest

View : Citadine

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

#### Features :

Proche commodites, double glazing, air conditioning, Double habitation t5+ T2, garage, fireplace

6 bedroom

1 bathroom

2 showers

3 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

19/04/2025 - Prix T.T.C



## Village house 13267 Cuers

CUERS (83390) - IDEAL FOR A LARGE FAMILY - 5-ROOM VILLAGE HOUSE - + INDEPENDENT T2 - 177.72M² - GARAGE. This village house boasts an exceptional location, ideally situated in the heart of the village, with direct walking access to the park. Close to all amenities. Past the entrance hall, you will take the staircase to access the living space on the first floor. This leads to a kitchen, which will be renovated, with a dining area and an adjoining pantry. A living room with a fireplace, as well as a bathroom with a toilet. On the second floor is the sleeping area which serves a first bedroom with an adjoining shower room and toilet, 3 other bedrooms with an office and a games area complete this property. Ideal for a large family. The plus, a completely renovated T2, which will allow you to benefit from rental income, or to extend the house. Finally, on the ground floor you will find a garage of almost 20 m² with a mezzanine and a water point. The house is equipped with reversible air conditioning. Double-glazed PVC joinery. Ideal for a large family. The roof has been redone. THE PLUSES: GREAT POTENTIAL - CLOSE TO ALL AMENITIES. TEL: 04.94.00.12.12

Fees and charges :



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

Tél: 04 94 46 27 27 - [lesclesdusoleil@gmail.com](mailto:lesclesdusoleil@gmail.com) - [www.lesclesdusoleil.com](http://www.lesclesdusoleil.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.