



# LES CLÉS DU SOLEIL

1 660 000 €

For sale maison de caractère

10 rooms

Surface : 314 m<sup>2</sup>

Surface of the living : 100 m<sup>2</sup>

Surface of the land : 3002 m<sup>2</sup>

Year of construction : 1900

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

#### Features :

calm, Salle de jeu, air conditioning, Garage indépendant de + de..., Double portail automatique, 2 Piscines, Pool house avec douche et WC, Rooms Bungalow, fireplace, Laundry room

6 bedroom

4 terraces

1 bathroom

2 showers

3 WC

1 garage

10 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : C



## Maison de caractère 13238 La Valette-du-Var

Are you looking for a peaceful place in a privileged setting, while being less than 15 minutes walk from all the amenities of a typical Provençal village with its alleys and fountains, and its local market? Les clés du soleil is pleased to offer you this rare property for sale! In a quiet cul-de-sac, this beautiful and large late 19th/early 20th century country house, located on a plot of over 3,000 m<sup>2</sup> with trees, sheltered from view, has retained its charm and character of the old! While benefiting from touches of modernity... It has more than 250 m<sup>2</sup> of living space, you enter through an intimate and shaded terrace, to enjoy the hot summer days, offering a huge living room with fireplace, adjoining fitted kitchen with dining area, it has 6 bedrooms, 2 shower rooms and a bathroom, laundry area, the villa benefits from a large office, a large games room on a half-landing and an indoor swimming pool area! Outside, there is a large south-facing swimming pool area with a pool house, shower and toilet. A large garage/barn, as well as the possibility of easily parking more than ten vehicles below the villa thanks to a double motorized access. So don't hesitate to contact us! 04 94 00 77 77

Fees and charges :

1 660 000 €



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

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