

€ 755 000

**Buying villa provençale**

**3 rooms**

**Surface : 110 m<sup>2</sup>**

**Surface of the living : 57 m<sup>2</sup>**

**Surface of the land : 900 m<sup>2</sup>**

**Year of construction : 1979**

**View : Dégagée**

**Hot water : Solaire**

**Inner condition : good**

**External condition : a refresh**

**Couverture : tiles**

**Amenities :**

pool house, Bedroom on ground

floor, double glazing, Automatic

Watering, Laundry room

3 bedroom

2 terraces

3 showers

3 WC

5 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases**

**(ges) : A**

Fees and charges :

755 000 € fees included

08/09/2024 - Prix T.T.C



### Villa provençale Sanary-sur-Mer

Villa with open views of the hills. Pretty Provençal villa of 110 m<sup>2</sup>, 10 minutes walk from the beaches . It offers an entrance hall, a living room with open kitchen, two bedrooms and a bathroom. Upstairs , a bedroom with bathroom. Equipped outbuilding with kitchen area, WC, bathroom and living room. Chlorine swimming pool, multiple terraces, pool house, BBQ area, on a wooded and enclosed garden of 900 m<sup>2</sup>. Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr) Ref. : 907V79M - Mandat n°1656

