

€ 899 000

**Buying maison contemporaine**  
**6 rooms**  
**Surface : 123 m<sup>2</sup>**

**Surface of the living : 32 m<sup>2</sup>**

**Surface of the land : 400 m<sup>2</sup>**

**Year of construction : 1973**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : renovated**

**Couverture : tiles**

**Amenities :**

pool, Bedroom on ground floor,  
double glazing, Automatic gate

4 bedroom

2 terraces

1 bathroom

2 showers

3 WC

3 parkings

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases  
(ges) : A**

**Fees and charges :**

Annual current expenses 200 €

Well condominium

2 lots in the condominium 899 000 €  
fees included



### Maison contemporaine Bandol

**FAVORITE!** Elegant Semi-Detached Villa with Swimming Pool and Contemporary Interior Discover without further delay this elegant semi-detached villa, completely renovated in 2022 with exceptional care and meticulous finishes, offering a modern living environment in one of the most popular areas of Bandol. Close to amenities, this bright 124 m<sup>2</sup> villa will seduce you with its contemporary interior. Don't miss this unique opportunity to acquire a property combining comfort and charm. Upon entering, a charming independent studio on one level, equipped with a modern bathroom and a private terrace, offers multiple possibilities: seasonal rental, master suite, professional space or office. This first space then leads to a vast living-dining room bathed in light, which extends into an elegant open and fully equipped kitchen. The latter has a trendy glass roof and opens onto a shaded terrace, ideal for moments of relaxation or convivial meals, with direct access to the carefully landscaped private garden of 400m<sup>2</sup>. These shaded terraces and the swimming pool integrated into this green setting invite you to relax and spend moments of conviviality with family or friends, thus creating an oasis of serenity. On the same level, you will also find a large storage space, a comfortable bedroom, and a spacious shower room. The upper floor reveals a first bedroom with a solarium terrace to enjoy the sun in complete privacy, a second modern shower room, and a large master bedroom with built-in wardrobes. The property has three parking spaces, adding extra convenience. This house is an invitation to a modern, chic and functional lifestyle in an exceptional setting. DPE: C / A. Estimated energy costs for standard use are between 1,630 and 2,280 euros per year (according to 2021 energy prices). More information on the region's risks is ...

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**(ges) : A**

30/10/2024 - Prix T.T.C



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...available on [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

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Ref. : 907V89M - Mandat n°1663

