



# LES CLÉS DU SOLEIL

309 000 €

For sale duplex

5 rooms

Surface : 90 m²

Surface of the living : 48 m²

Year of construction : 1991

Exposition : Sud nord

View : Campagne

Hot water : Individuelle

Inner condition : good

Building condition : good

**Features :**

double glazing, fitted cupboard, terrace, air conditioning, gated, equipped fitted kitchen

3 bedroom

1 terrace

2 showers

2 WC

1 cellar

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

03/05/2025 - Prix T.T.C



## Duplex 13146 La Valette-du-Var

Superb duplex apartment of type 5 to seize! Ideally located on the top floor of a well-maintained building in the Baudouvin district, this property of 90 m² Carrez law (130m² of living space) offers exceptional living comfort. Its large living room of 33 m² offers you a beautiful living space, completed by an equipped American kitchen of almost 13m². The 3 bedrooms are completed by 2 shower rooms and 2 toilets for more convenience. For your relaxation, a large terrace of 18 m² welcomes you with a breathtaking view of the countryside. For your comfort, the apartment is equipped with double glazing, fitted cupboard, reversible air conditioning and offers the advantages of a secure residence. For your belongings, a cellar is included. Possibility of an additional parking space. To discover quickly! The Baudouvin area, in the town of La Valette-du-Var, 83160, is a charming and peaceful neighborhood.

Fees and charges :

Annual current expenses 1 560 €

Well condominium

60 lots in the condominium 309 000 € fees included



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