



# LES CLÉS DU SOLEIL

390 000 €

For sale house

4 rooms

Surface : 111 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Surface of the land : 315 m<sup>2</sup>

Year of construction : 1988

Exposition : Sud ouest

View : Citadine

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

#### Features :

calm, double glazing, air conditioning,  
Panneaux solaires, Piscinable, Prise  
voitures électriques, Bedroom on ground  
floor

3 bedroom

1 terrace

1 shower

1 WC

1 garage

2 parkings

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

04/05/2025 - Prix T.T.C



## House 13211 Cuers

CUERS (83390) - EXCLUSIVELY AMEPI - HOUSE OF 4 P - 111 M<sup>2</sup> - GARAGE. Ideal location for this family home which has been completely renovated. Ideally located in a quiet subdivision, while being close to amenities. Once you have entered, you will be seduced by the quality of the renovation. This house has a total of nearly 111 m<sup>2</sup> of living space, broken down as follows. The living space alone totals nearly 31 m<sup>2</sup>, opening onto a beautiful kitchen, dining room with direct access to the outside. The sleeping area has two bedrooms with cupboards, one of which is almost 20 m<sup>2</sup>, a gym with direct access to the outside, which can easily be transformed into an office or a third bedroom, a bathroom with walk-in shower, and a separate toilet. The outdoor space totals nearly 315 m<sup>2</sup>, on which it is possible to add a swimming pool. A terrace borders the house, with a water point, in order to enjoy the outdoors at any time of the day. The house is equipped with reversible air conditioning, an electric garage door. External sockets for charging electric vehicles. She's just waiting for you. THE PLUSES: BRIGHT - EXCELLENT CONDITION - OPTIMIZED SPACES - CLOSE TO ALL AMENITIES. TEL:04.94

Fees and charges :



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