



# LES CLÉS DU SOLEIL

580 000 €

For sale villa

5 rooms

Surface : 161 m<sup>2</sup>

Surface of the living : 44 m<sup>2</sup>

Surface of the land : 2200 m<sup>2</sup>

Year of construction : 1990

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

#### Features :

calm, double glazing, air conditioning,  
Automatic gate, Pool, Forage + eau de ville,  
Bedroom on ground floor, fireplace,  
Laundry room

4 bedroom

1 terrace

2 showers

3 WC

1 garage

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

25/05/2025 - Prix T.T.C



## Villa 13300 Brignoles

BRIGNOLES – Traditional villa with swimming pool and large wooded grounds – Brignoles Ideally located in the immediate vicinity of the town center, schools and the hospital, this traditionally built villa offers a privileged living environment combining comfort, calm and amenities. Built on a landscaped and wooded plot of 2,200 m<sup>2</sup>, the property has a total floor area of 214 m<sup>2</sup>. On the ground floor, you will discover : A welcoming entrance, A large living room of 44 m<sup>2</sup> with fireplace, A separate, fully fitted kitchen, A superb veranda of 30 m<sup>2</sup> overlooking the swimming pool (5 m x 10 m), A separate room that can be adapted to your needs (office, bedroom, games room, etc.). Upstairs: Two comfortable bedrooms, one bathroom, one separate toilet. THE PLUSES: A garage, An air-conditioned wine cellar. A rare property with definite potential, ideal for a family or a luxury second home.

Fees and charges :

580 000 € fees included



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