



LES CLÉS DU SOLEIL

550 000 €

For sale house

5 rooms

Surface : 119 m²

Surface of the living : 28 m²

Surface of the land : 970 m²

Year of construction : 1950

Exposition : Sud ouest

View : Jardin

Inner condition : good

External condition : a refresh

Couverture : tiles

Features :

calm, Portail, fireplace, Laundry room

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

3 parkings

1 cellar

Energy class (dpe) : F

Emission of greenhouse gases (ges) : F

Document non contractuel

21/06/2025 - Prix T.T.C

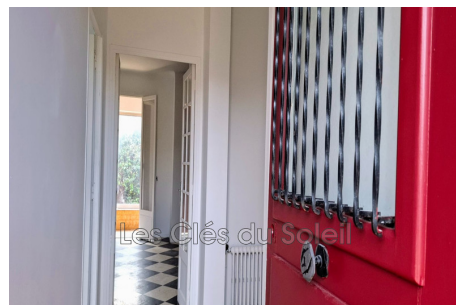


House 13327 La Garde

EXCLUSIVELY, in the sought-after and privileged area of Sainte Marguerite, NEAR ANSE MAGAUD, CHARMING TRADITIONAL and detached house, from the 60s built on a 970m² plot of land suitable for a swimming pool, at the end of a cul-de-sac and in absolute calm. A few steps lead you to a south-facing terrace, an entrance hall, a separate kitchen, a storeroom, a beautiful south/west-facing living room opening onto a charming 14m² veranda through which you access the garden. A separate kitchen and pantry, a bathroom, toilet, two beautiful bedrooms of over 15m² each. Convertible attic (load-bearing floor) Partitions providing the possibility of redistributing space. In the basement: Two rooms (bedrooms) or games rooms, office, 1 shower room/WC can be organized as an additional apartment (197 ceiling height) A boiler room, Several cellars and storage spaces. A large garage completes the property. You can park several vehicles on the property. closed by a gate. Work is to be expected. For more information: tel. 04 83 69 05 54 Sylvie 06 60 44 21 60

Fees and charges :

550 000 € fees included



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Code NAF 6831Z - SIRET 434 509 678 000 15 - Garantie financière : Sans perception de fonds - Document non contractuel - *prix F.A.I.