



# LES CLÉS DU SOLEIL

599 000 €

For sale villa

5 rooms

Surface : 166 m<sup>2</sup>

Surface of the living : 35 m<sup>2</sup>

Surface of the land : 6000 m<sup>2</sup>

Year of construction : 1978

Exposition : Sud

View : Dégagée

Inner condition : a refresh

External condition : good

#### Features :

calm, Automatic gate, Pool, Bedroom on ground floor, fireplace, Laundry room

4 bedroom

1 terrace

2 bathrooms

1 shower

3 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

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



## Villa 13288 Pignans

PIGNANS - Exceptional 170m<sup>2</sup> Villa with Unobstructed View and Direct Access to Real Martin - 8,000m<sup>2</sup> fenced plot In a peaceful and green setting, this superb 170 m<sup>2</sup> villa offers real potential with its unobstructed view and direct access to Real Martin. It consists of three suites, each with a shower room or bathroom, a dressing room and, for one of them, a private balcony offering a breathtaking view. A fourth bedroom on the mezzanine is accompanied by an office space. The living room of over 35 m<sup>2</sup>, a kitchen with adjoining scullery, ideal for additional storage and preparation space. The kitchen opens onto a convivial dining room of 25 m<sup>2</sup>. The land of more than 8,000 m<sup>2</sup> is fully fenced and has a swimming pool and a pool house. A garage and a cellar complete this property with undeniable charm, which only requires a few renovation works to reveal its full potential.

Fees and charges :

599 000 € fees included



Les Clés du Soleil - 1009 avenue Francois Nardi - 83000 Toulon

Tél: 04 94 46 27 27 - [lesclesdusoleil@gmail.com](mailto:lesclesdusoleil@gmail.com) - [www.lesclesdusoleil.com](http://www.lesclesdusoleil.com)

Carte professionnelle n°CCI 83062016000010586 - RCS Toulon 434 509 378

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