



# LES CLÉS DU SOLEIL

Price on request

For sale house

7 rooms

Surface : 251 m<sup>2</sup>

Surface of the living : 43 m<sup>2</sup>

Surface of the land : 7658 m<sup>2</sup>

Year of construction : 1987

Exposition : Plein sud

View : Jardin

Hot water : Electrique

Inner condition : to modernize

External condition : good

Couverture : tiles

Features :

calm, double glazing, Double habitation t4 et t3, drilling, fireplace, Laundry room

5 bedroom

2 terraces

3 bathrooms

2 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

01/08/2025 - Prix T.T.C



## House 13381 Brignoles

Provençal-style house located in Brignoles, built in 1987, offers 200 m<sup>2</sup> of living space plus a 40 m<sup>2</sup> garage in the heart of a wooded environment of 7658 m<sup>2</sup>. Upon entering, the eye is drawn to the impressive volume of the cathedral living room, bathed in light and enhanced by a characterful exposed framework. This warm living space, opening onto a vast south-facing terrace, invites contemplation and daily well-being. The kitchen, both functional and convivial, opens onto a pantry, a wine cellar, a garage, as well as a wellness area including a gym and a shower room. Upstairs, a 34 m<sup>2</sup> mezzanine elegantly overlooks the living room, ideal for an office, a reading area or a private lounge. Three bedrooms, a bathroom and a shower room with WC complete the upper floor, offering each member of the family comfort and privacy. Attached to the main house, a charming 51 m<sup>2</sup> outbuilding includes a living room, a kitchen, a bedroom, an office (or small bedroom), as well as a shower room with WC. Perfect for welcoming your guests in an independent setting or considering a seasonal rental. Nestled in a peaceful environment, the property is located just a 5-minute drive from the amenities of Brignoles town center, the middle school, the high school and the motorway access, allowing you



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