

**Bandol**

# IMMOBILIER

€ 655 000

**Buying villa**

**6 rooms**

**Surface : 190 m<sup>2</sup>**

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

**Surface of the land : 700 m<sup>2</sup>**

**Year of construction : 1986**

**Exposition : Sud nord**

**View : Jardin**

**Hot water : Gaz**

**Inner condition : good**

**External condition : good**

**Couverture : Tuiles**

**Amenities :**

calm, double glazing, Garage, Bassin d'agrément, Cellier, Vidéophone, Portillon automatique, Bibliothèque, Cheminée, Buanderie

4 bedroom

2 terraces

1 bathroom

1 shower

3 WC

1 garage

2 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : C**

21/05/2024 - Prix T.T.C

Fees and charges :



## Villa La Valette-du-Var

Exceptional villa to seize in the Clos des Oliviers district! This individual residence of 161m<sup>2</sup> built in 1986 on 2 levels offers quality services: independent equipped kitchen, warm living room of 40m<sup>2</sup>, 4 bedrooms including one on one level, a bathroom, a shower room, 3 toilets, double garage and 2 parking lots. All on a plot of 693m<sup>2</sup> facing South-North and equipped with 2 terraces, an automatic gate and a borehole. The breathtaking view of the garden and the fireplace add charm to this residence in good condition with good insulation (double glazing) and efficient gas heating. Calm reigns on the premises, to offer you maximum comfort. Sewerage sanitation. To visit without delay! Buying a house in La Valette-du-Var is a wise option because real estate in this location has many advantages. The region benefits from an attractive Mediterranean climate which attracts many buyers each year. This charming and tranquil town also offers a wide variety of properties, from character houses to contemporary homes. With easy access to amenities, schools and public transport, La Valette-du-Var is ideal for families. In addition, the city is constantly growing, which guarantees good real estate valuation in the long term. Finally, the proximity of Toulon and the Mediterranean Sea makes the place even more attractive. Ref. : 501V46581M - Mandat n°12910



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