

478 000 €

House for sale

6 rooms

Surface : 117 m²

Surface of the living space : 42 m²

Surface of the land : 365 m²

Exposure : Sud

Hot water : Electrique

Indoor condition : A rénover

Benefits :

fireplace, Bedroom on ground floor, calm

4 bedroom

2 showers

2 WC

2 parkings

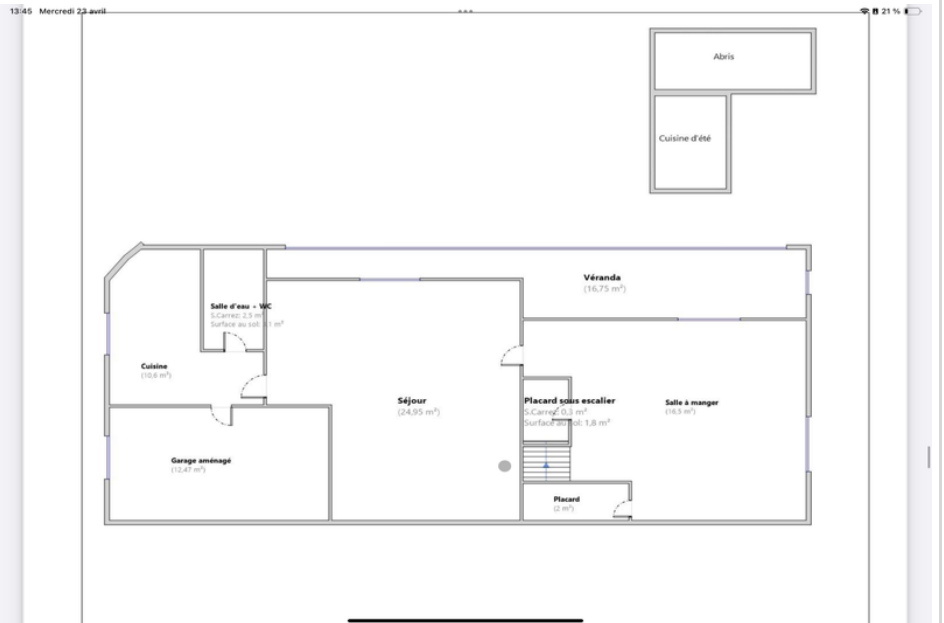
1 cellar

Energy class (old measure) : E

Climate class : E

Document non contractuel

03/05/2025 - Prix T.T.C



House ref. 889V1671M Sanary-sur-Mer

For Sale: 129 m² House with Great Potential in Sanary-sur-Mer

Discover this charming terraced house with a surface area of 129 m² (117 m² Carrez law) located in a quiet and private environment, in the sought-after town of Sanary-sur-Mer. Nestled on a plot of 731 m² (including 350 m² for private use), it offers generous volumes and great potential after renovation.

Layout and strong points:

Garden level: A kitchen adjoining the garage converted into a laundry room or which can accommodate another function, a spacious living room opening onto a bright veranda, a living room with a second connecting veranda.

Upstairs, you will discover 4 bedrooms (one of which is adjoining) with plenty of storage space, a bathroom with WC, a converted attic, and a Tropezian-style terrace with a lovely open view.

Full basement offering large storage space.

A welcoming terrace with summer kitchen to enjoy warm moments with your loved ones.

Technical characteristics:

Oil central heating.

Single wooden glazing.

Sanitation All sewers.

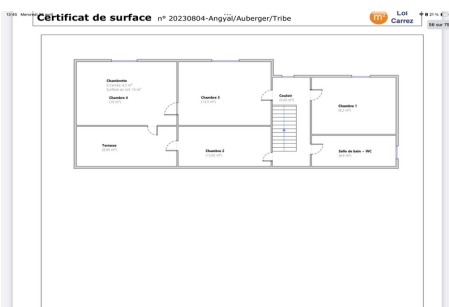
Vos Agents ont du Coeur - 5/7 avenue du Général de Gaulle - 13109 Simiane-Collongue

Tél: +33 (0)4 42 94 45 48 - agents.ducoeur@gmail.com

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Ideally located in a residential neighborhood, this home is perfect for those who love wide open spaces and personalized projects. It will appeal to families or investors looking for a property to renovate and create a unique home.

Current plans to give you an overview of volumes and possibilities



Photos to come.

For more information, or to schedule a visit without delay,

Contact me at 06 09 56 35 89 Marjorie PERESS

This real estate advertisement was written under the editorial responsibility of Marjorie Peress, EI, commercial agent of SAS Luxury Provence, registered with the Marseille RSAC under number 534 802 830, holder of the employee card on behalf of the company Luxury Provence CPI13102024000000677 issued by the Marseille CCI.

Fees and charges :

In condominium

2 lots in the condominium 478 000 € fees included