

870 000 €

↗ 180 m<sup>2</sup>

🏠 8 rooms

📍 Brignoles



Coup d'Cœur

Reference VM348, Mandate N°2021028 **UNIQUE PROPERTY of 360 m<sup>2</sup> ST/180 m<sup>2</sup> SH ON A PARK OF 6379 m<sup>2</sup>.**

**Magnificent property** 6 bedrooms on a park of 6379 m<sup>2</sup> fenced, with swimming pool, in full privacy. Completely renovated, both inside and outside, with great taste from 2017 to 2022.

**Layout:** you pass through the entrance hall to the living room with Ovatio design stove, large open plan fully fitted kitchen Mobalpa, storeroom, 6 bedrooms (two of which are en suite), 4 shower / bathrooms. 4 WC's, large laundry room / office / workshop, mezzanine, attic.

**Outside:** Large terrace; an open part and a shaded, covered part with summer kitchen, BBQ and the IR Sauna. Several annexes.

The swimming pool of 10 x 4 m is surrounded by 100 m<sup>2</sup> of terraces, Jacuzzi corner.

**The park** is really beautiful! Olive trees, cypresses, pines, lavender, oleanders, are mixed in a Provencal atmosphere, peaceful and intimate.

**The pluses:** Velbus home automation - glass design. Centralized control on your smartphone. Heat pump / Air conditioning Reversible. Security cameras. Desjoyaux 10x4 pool, heated and on salt. Well-drilling. Internet fiber optic. Automatic gate with digicode and videophone (connected). LED lights everywhere, inside and outside. Possibility to create a 7th bedroom in the mezzanine.

**Location:** Ideally located outside Brignoles, in the hills between the vineyards, in a quiet area, 3 min from the town centre and shops, 5 min from the motorway, 45 min from the beaches, 1 h from the TGV station and airports.

Absolute **COUP DE COEUR!**  
Rare for sale.

Agency fees paid by the vendor. Energy class C, Climate class A. Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1570.00 and 2170.00 €. Our fees :

<https://files.netty.immo/file/immoprovence/149/pQsoF/honoraire1avril2022.pdf>

Surface	180.00 sqm
Livingroom	54 sqm
Plot size	6379 sqm
Rooms	8
Bedroom	6
Levels	2
Nb. bathrooms	1
Bathroom	3
Nb. WC	4 Independent
Year of construction	1980
General condition	New
View	Unobstructed
Exposition	South
Heating	Heat pump Collective
Openings	, Double glazing
Sanitation	Individual
Kitchen	Fitted and equipped, American
Furnished	Partially furnished
Outdoor parking	6
	Chimney
	Digicode
	Équipements domotiques
Other	Fibre optique Portail motorisé Security system Visiophone
Property tax	2 000 €/an

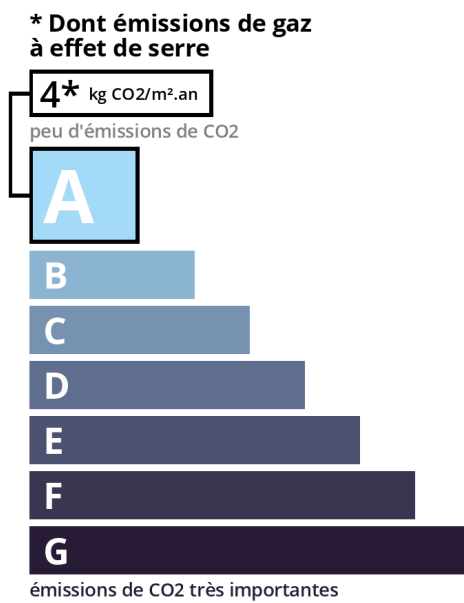
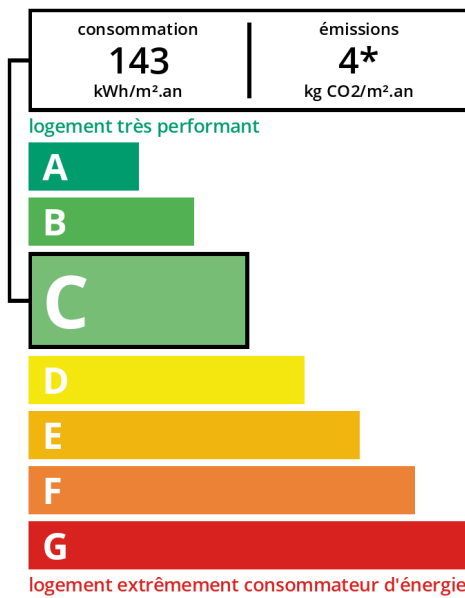


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