

1 450 000 €

**Buying villa contemporaine**  
**6 rooms**  
**Surface : 264 m<sup>2</sup>**

**Surface of the living : 81 m<sup>2</sup>**  
**Surface of the land : 2531 m<sup>2</sup>**  
**Year of construction : 1960**  
**Exposition : Sud**  
**View : Dégagée**  
**Hot water : Gaz**  
**Inner condition : A refresh**  
**External condition : good**  
**Couverture : Toit terrasse**

**Features :**

Pool, Pool house, Fireplace,  
Bedroom on ground floor, Double  
Glazing, Automatic Watering,  
Laundry room, Automatic gate,  
Calm

3 bedrooms  
2 terraces  
1 bathroom  
1 shower  
3 WC  
1 garage  
4 parkings  
2 cellars

**Energy class (dpe) : E**

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



**Villa contemporaine 218658 Toulon**

Toulon. Bas Faron. Quiet and in a residential area. Luxury Californian-style villa with a surface area of 264 m<sup>2</sup> with traditional swimming pool with beach and pool house on a flat, enclosed and wooded plot of 2531 m<sup>2</sup>. The villa is composed of a living room of 81 m<sup>2</sup> with fireplace, 1 independent equipped kitchen as well as a back kitchen. We also find an office of 20 m<sup>2</sup>. On the 1st floor we find 1 shower room, 1 master suite, 2 toilets, 1 bedroom and a small bedroom, these rooms open onto a superb terrace of approximately 100 m<sup>2</sup> with barbecue joining the terraces on the ground floor. On the 2nd floor we find a sleeping area and a billiard room with a living room and fireplace with a surface area of 81m<sup>2</sup>. Several annexes 1 garage and a studio which can be rented. The property faces due south. Amenities and shops as well as transport are nearby

Fees and charges :

1 450 000 € fees included



Carte Professionnelle : 1102T09

Code NAF : 7830Z - SIRET : 51006190600010 - Caisse de Garantie : Allianz de 110000€