

Character property, 165 m , exceptional sea view, terraces, parking, beach access, one of a kind



INFORMATION

Town:	Toulon
Department:	Var
Bed:	4
Bath:	3
Floor:	165 m2
Plot Size:	1600 m2

IN BRIEF

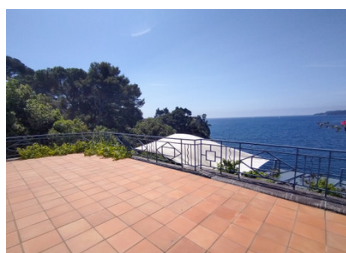
RARE FIND – STUNNING SEA VIEW – PRIVATE SEA ACCESS – BATTERIE BASSE, TOULON

In an idyllic and highly coveted setting, this fully renovated 1930s Art Deco property offers breathtaking panoramic views over the Mediterranean and direct private access to the sea. Approx. 165 m² living space – terraced landscaped grounds – sea-facing terraces – private beach access

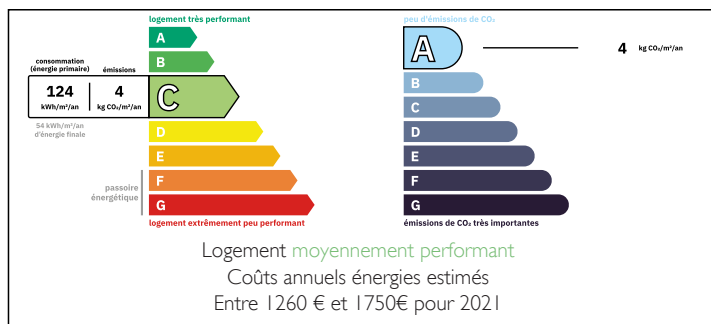
Bright 57 m² living area with fireplace and south-facing 180 m² terrace

4 bedrooms including a master suite with balneo bath, walk-in closet, and panoramic sea-view terrace Mediterranean garden with jacuzzi, vegetable patch, outdoor shower, and a charming henhouse Private sea access with paddle launch – exclusive private funicular

Parking for 4 vehicles – reversible air conditioning – high-quality finishes – updated electrical system

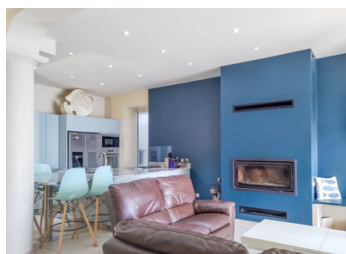


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 4089 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Exceptional Waterfront Property – Panoramic Sea View – Toulon, Batterie Basse

Nestled into the hillside of the highly sought-after Batterie Basse neighborhood, this rare and charming property offers an idyllic lifestyle facing the Mediterranean. Built in 1930 in an elegant Art Deco style, the fully renovated home combines authenticity, generous volumes, and top-of-the-range amenities.

Breathtaking views and private sea access

Here, the sea is your closest neighbor. From each sun-drenched terrace, the view stretches endlessly over the shimmering blue horizon. A private path leads to a secluded cove below — a true extension of your garden. For easy access to water activities, an electric descent has been installed for paddleboarding.

Bright and refined living spaces

The entrance sets the tone: generous volumes, natural light, and elegance. On the ground floor, you'll find a vast 57 m² living area that includes a lounge, dining room with insert fireplace, and a beautifully fitted kitchen. Period Art Deco columns and a stone wine cellar add to the property's character. The space opens onto a magnificent 180 m² south-facing terrace, sheltered from the wind and with unobstructed sea views.

A bedroom with en-suite shower room and independent terrace access completes this level. Separate WC.

A spectacular upper level

The first floor offers a sumptuous master suite with a large bathroom (balneo tub), custom walk-in wardrobe, and access to a panoramic terrace above the sea. A third bedroom with its own shower room also opens onto this terrace. Separate WC on this floor.

The second floor features a...