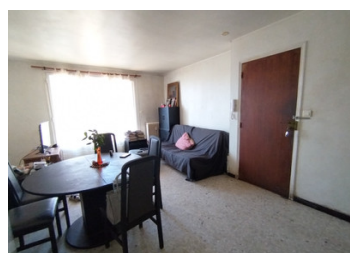
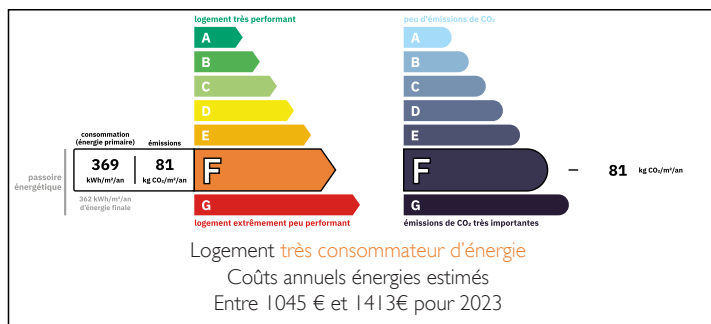


35m one-bedroom apartment, balcony, elevator, parking, investment, Toulon



## ENERGY - DPE



## INFORMATION

Town:	Toulon
Department:	Var
Bed:	1
Bath:	1
Floor:	35 m2
Outside Space:	7 m2

## IN BRIEF

INVESTMENT OPPORTUNITY – TOP FLOOR WITH ELEVATOR – TENANT IN PLACE

Toulon – Lively neighborhood, close to all amenities

Ideal for investors, this 35 m² apartment is located on the 4th and top floor with elevator in a well-maintained residence.

Sold with a tenant in place (monthly rent: €700 including charges), offering immediate rental income.

It features a bright living room with kitchenette, a bedroom with shower and washbasin, separate WC, and a private cellar in the basement. Some cosmetic updates are needed, offering good potential for added value.

Located in a dynamic and mixed area, the apartment enjoys quick access to transportation, shops, schools, and local services. Private parking with free spaces is a rare advantage in the neighborhood.

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.



## DESCRIPTION

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Asking price: €86,000 (agency fees included)

Great rental investment – Attractive return

Don't miss out – schedule a viewing today!

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Co-owned building of 19 units

Provisional annual charges: 1500€

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière:** 720 EUR

**Taxe habitation:** EUR

## NOTES