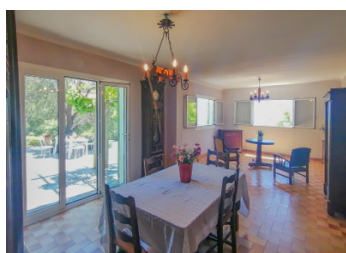
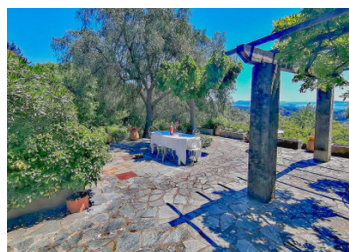


Under offer, Gros Cerveau - with breathtaking views over the bay of Toulon, House and outbuilding to renovate



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Ollioules
Department:	Var
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	2795 m2

IN BRIEF

Nestled in a verdant setting, this spacious 135 m² house to renovate, with potential to extend by approx. 70 m², stands on a vast 2795 m² plot, offering a haven of peace with breathtaking views over the bay of Toulon. Comprising 7 rooms, it is divided over 2 levels :

Upper level: Access via a small terrace with a hallway opening onto a separate kitchen, separate toilet and bathroom on one side; on the other side, two bedrooms, and at the far end, a large living room with triple opening including a French window to access the large terrace with sea view. An independent outbuilding/workshop in need of renovation to create additional living space and convertible attic space.

Lower level: A separate bedroom, a separate shower room with toilet and a separate kitchen.

Under the outbuilding: A double-glazed living room/veranda...

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 habitation: EUR

DESCRIPTION

This home is ideal for a family looking for space and tranquility.

It benefits from plenty of natural light throughout the day, while the surrounding calm helps create a serene atmosphere. Built in 1971, the house offers interesting potential for renovation, particularly in the kitchen and bathroom areas, enabling spaces to be personalized to suit today's tastes.

The main house (upper level) benefits from double glazing and needs to be brought up to date, while the lower level and outbuilding require more substantial renovation and could be used as a work space or extra accommodation. The septic tank also needs to be brought up to standard. The large wooded plot with terraces is ideal for creating a swimming pool.

Close to public transport, this home combines the tranquility of a natural setting with the accessibility you need for your daily commute. Finally, the exceptional view over the bay of Toulon and the surrounding countryside is a real asset, promising unforgettable moments of contemplation.

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

NOTES