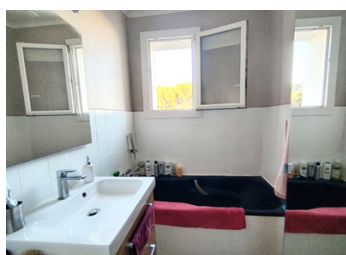


5-room apartment, 86m , no work required, balcony, close to all amenities, elevator, Bas Claret



INFORMATION

Town:	Toulon
Department:	Var
Bed:	3
Bath:	1
Floor:	86 m2
Outside Space:	12 m2

IN BRIEF

Toulon – Parc de l'Épargne – 5-room dual-aspect apartment with balcony and unobstructed view!

In a secure and quiet residence, this 86 m² dual-aspect 5-room apartment is located on the 4th floor of a 5-story building with an elevator.

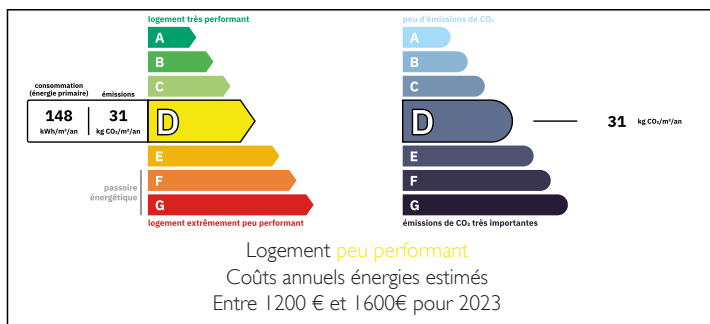
It features a bright double living room opening onto a long balcony overlooking the green spaces, a separate fitted and equipped kitchen, three spacious bedrooms, a bathroom with a window, a separate toilet, a pantry, and a laundry area.

Clean apartment, ready to move into immediately. A cellar is located on the ground floor.

Highly sought-after area, close to shops, schools, and public transport.

A rare opportunity in this neighborhood!

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.



DESCRIPTION

Beautiful 86m² gable-front apartment with unobstructed views and a quiet location, featuring a balcony overlooking the green spaces. It comprises a living room, a dining room opening onto the south-facing balcony, three beautiful bedrooms, one with a shower, a bathroom with a much-appreciated window, a spacious fitted and equipped kitchen with a view of the Faron, storage, a pantry, and a laundry area.

There's a single-story elevator and a cellar. No renovations are required.

This very well-managed condominium features a volunteer property manager and low maintenance charges!

A great opportunity in a sought-after neighborhood, close to village-style shops, schools, and buses. Contact me soon!

Co-owned building of 50 units

Provisional annual charges: 1125€

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

LOCAL TAXES

Taxe foncière: 1420 EUR

Taxe habitation: EUR

NOTES