

House of 125m , basement, plot of 870m , outbuilding, garage, swimming pool, garden, in a quiet location



## INFORMATION

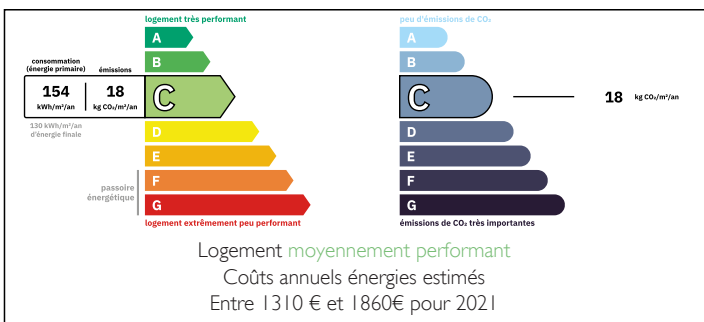
Town:	Toulon
Department:	Var
Bed:	3
Bath:	2
Floor:	125 m <sup>2</sup>
Plot Size:	870 m <sup>2</sup>

## IN BRIEF

House of approximately 125m<sup>2</sup>, with a usable basement, spacious living/dining room, separate fitted and equipped kitchen, one bedroom on the ground floor, shower room and separate WC. Upstairs, two good-sized bedrooms, a second shower room, and a WC.

A good-sized basement, large garage, and a 30m<sup>2</sup> outbuilding complete this property. Large, tastefully landscaped garden, swimming pool, and summer kitchen area. Located in a very quiet area near the sea.

## 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

TOULON CAP BRUN – PETIT BOIS / LA SERINETTE

Family home with pool, 3-minute walk from the beaches – Quiet cul-de-sac.

In one of Toulon's most sought-after areas, just a 3-minute walk from the sea, this approximately 125 sq m (1,345 sq ft) family home, with a basement, nestled at the end of a private cul-de-sac, will immediately charm you with its peaceful setting and magnificent 870 sq m (9,152 sq ft) landscaped garden.

A rare find on the market in this desirable neighborhood between Petit Bois, La Serinette, and Cap Brun, this property offers a privileged living environment characterized by tranquility, greenery, and immediate proximity to the coast.

The house comprises, on the ground floor:

A spacious and bright living/dining room opening onto a terrace and garden, a separate fitted and equipped kitchen, a comfortable ground-floor bedroom with a built-in wardrobe, a shower room, and a separate WC.

Upstairs: two further bedrooms, a second shower room, and a separate WC.

The property also boasts highly desirable additional spaces:

A finished basement offering numerous possibilities, including a laundry room and pantry, a large garage, and a separate annex of approximately 30 sq m.

Outside, the charm is immediately apparent:

A superb, perfectly maintained landscaped garden, a swimming pool, a summer kitchen area ideal for entertaining, and parking on the property.

A well-maintained, sound house full of potential, ideal as a primary or secondary residence in a prime location just steps from the sea. A rare find in this sought-after area.

□ Cap Brun / Petit Bois...

## LOCAL TAXES

Taxe foncière: **3095 EUR**

Taxe habitation: **EUR**

## NOTES