

733 000 €

**Contact agency**

**SAS AGV GARELLI immobilier**

8, Place d'Armes

83000 Toulon

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**For sale apartment**

**4 rooms**

**Surface : 102 m<sup>2</sup>**

**Surface of the living : 31 m<sup>2</sup>**

**Exposition : Sud**

**View : Mer**

**Standing : prestige**

**Building condition : GOOD**

**Features :**

double glazing, gated, CALM, residential, TERRACE, electric shutters, Visitor

Parking, electric blinds

3 bedroom

2 terraces

1 bathroom

1 WC

2 parkings

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

18/07/2024 - Prix T.T.C



### Apartment 1673 Toulon

This exceptional 4-room apartment located in Toulon, Cap Brun, occupies a privileged position on the second floor of the B2-EST building, on the left on the landing, identified as number 254 on the plan. Upon entry, you are greeted by a spacious hall with a practical wardrobe, while an elegant spiral staircase guides you to the roof terrace, providing exclusive access to a private and panoramic outdoor area. The living room, bathed in natural light, is beautifully appointed and opens onto a terrace where you can enjoy relaxing moments outdoors with stunning views of the surrounding area. The three bedrooms offer generous space, one of which has an en-suite shower room and private balconies, adding a touch of luxury and privacy to the residence. The apartment also includes an additional bathroom for added convenience, as well as a separate water closet. A hallway with integrated storage spaces allows you to optimize the organization of the space, while the equipped kitchen offers an ideal setting for preparing delicious meals. Finally, the centerpiece of this property is its rooftop terrace, offering a private sanctuary with breathtaking panoramic views of the surrounding area. This outdoor space is perfect for entertaining guests, relaxing with family or simply enjoying the magnificent sunrises and sunsets over the city of Toulon.

Fees and charges :

Annual current expenses 2 249 €

