

629 000 €

**Contact agency**

**Les Clés du Soleil**

1009 avenue Francois Nardi

83000 Toulon

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**For sale house**

**5 rooms**

**Surface : 180 m<sup>2</sup>**

**Surface of the living : 36 m<sup>2</sup>**

**Surface of the land : 850 m<sup>2</sup>**

**Year of construction : 1975**

**Exposition : Plein sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

CALM, double glazing, Double habitation  
t3et t4, DRILLING, Bedroom on ground  
floor, fireplace, Laundry room

4 bedroom

2 bathrooms

1 shower

3 WC

1 garage

3 parkings

**Energy class (dpe) : E**

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

Document non contractuel

16/08/2024 - Prix T.T.C



### House 13013 La Farlède

EXCLUSIVE, LA FARLEDE, a stone's throw from the town center, in a dead end in absolute calm, this charming house of around 180m<sup>2</sup> benefits from a large garden of around 900m<sup>2</sup> with an entrance into the tower with an interior staircase to access the single storey of the villa and this staircase also connects the upper apartment, which can of course make a single family home. On the ground floor: a large room of 35 m<sup>2</sup> with quality fireplace, semi-open kitchen, with access to the veranda and the garden, pantry, laundry room and large garage, 2 bedrooms, a bathroom with toilet, a bathroom, and a second toilet downstairs, upstairs: 2 bedrooms, possibility of a third in the large living room, a dressing room, a bathroom, a kitchen, a separate toilet and 2 terraces the attic: more than 30m<sup>2</sup> under the roof with a concrete floor for easy storage, accessible by the turret staircase. Large shed in the garden, workshop, wood storage, a borehole will allow this garden to be watered at no extra cost! THE KEYS TO THE SUN 04 94 46 27 27

Fees and charges :

629 000 € fees included

