

514 000 €

**Contact agency**

**SAS AGV GARELLI immobilier**

8, Place d'Armes

83000 Toulon

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**For sale villa**

**5 rooms**

**Surface : 132 m<sup>2</sup>**

**Surface of the living : 29 m<sup>2</sup>**

**Surface of the land : 640 m<sup>2</sup>**

**Year of construction : 1985**

**Exposition : Sud**

**View : Montagne**

**Hot water : Electrique**

**Inner condition : renovated**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, double glazing, Automatic gate,  
CALM

4 bedroom

3 terraces

2 bathrooms

2 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

27/09/2024 - Prix T.T.C



### Villa 1710 La Valette-du-Var

Beautiful villa of 130 m<sup>2</sup> with swimming pool on a large plot of 670 m<sup>2</sup> Description: Located in the quiet and sought-after district of Les Favières in Valette-du-Var, this beautiful villa of 130 m<sup>2</sup> built in 1985 is nestled on a large plot of 670 m<sup>2</sup> with a private swimming pool. The house offers a spacious and bright living space spread over two levels. The ground floor comprises a large living-dining room with a fireplace, an equipped kitchen, two bedrooms and a bathroom. The first floor has two further bedrooms and a bathroom. The garden is fully fenced and landscaped with a large terrace ideal for outdoor dining and relaxation. The swimming pool is a real asset to this property, providing a cool oasis on hot summer days. The property also offers the possibility of renting the bottom of the villa between the day of the signing of the authentic deed and the delivery of the future new accommodation. This makes it an attractive opportunity for investors and potential buyers looking to acquire a property with excellent rental potential. This villa is ideally located close to local amenities including schools, shops and public transport, providing a convenient and comfortable lifestyle for all the family. Don't miss this rare opportunity to acquire a beautiful villa with swimming pool in one of the most popular areas of La Valette-du-Var!

Fees and charges :

514.000 € fees included

