



# LES CLÉS DU SOLEIL

465 000 €

For sale house

3 rooms

Surface : 93 m<sup>2</sup>

Surface of the living : 51 m<sup>2</sup>

Surface of the land : 450 m<sup>2</sup>

Year of construction : 1956

Exposition : Est ouest

View : Dégagée

Hot water : Electrique

Inner condition : new

External condition : renovated

Couverture : tiles

Features :

calm, double glazing, air conditioning,  
Bedroom on ground floor, Laundry room

1 bedroom

1 terrace

1 shower

1 WC

1 garage

2 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

05/02/2025 - Prix T.T.C



## House 13181 Toulon

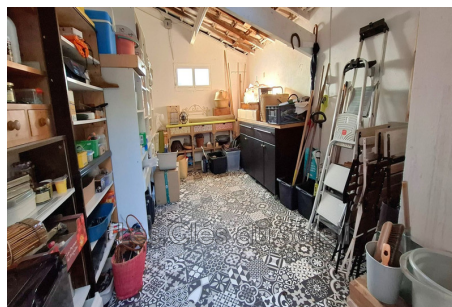
Toulon West, Les Routes sector, exceptional, quiet, this pretty house nestled in greenery and located in a dead end will delight you, it offers a clear view while enjoying sublime sunsets. Charming house completely renovated recently, with great taste and great potential (possibility of opening onto the 22m<sup>2</sup> garage) to make two additional bedrooms and to go up an additional floor. Electricity completely redone as well as the facade. It has, on one level, a very large living room of more than 50m<sup>2</sup>, an open fitted kitchen, a bedroom, a toilet, a shower room. A pretty terrace to the South will allow you meals and naps in absolute calm. A balcony also to the West! In addition, an independent studio of 27m<sup>2</sup>, a laundry area AND A GARAGE of 22m<sup>2</sup> with high ceilings complete this property. The 450 m<sup>2</sup> garden adds an enchanting space to the whole which has the charm of yesteryear.

Fees and charges :

Annual current expenses 100 €

Well condominium

465 000 € fees included



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