



# LES CLÉS DU SOLEIL

630 000 €

For sale house

Surface : 200 m<sup>2</sup>

Surface of the living : 54 m<sup>2</sup>

Surface of the land : 430 m<sup>2</sup>

Year of construction : 1986

Exposition : Sud nord

View : Dégagée

Hot water : Gaz

Inner condition : renovated

External condition : good

Features :

calm, double glazing, air conditioning,  
Double habitation T3 et T2, Automatic gate,  
Pool, Tennis

3 bedroom

3 terraces

3 showers

3 WC

1 garage

3 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

21/12/2024 - Prix T.T.C



## House 13088 Toulon

Located in a private domain, come and discover this Californian-style villa, completely renovated with taste. This villa, presented today in two apartments of approximately 100 m<sup>2</sup> each, has an internal staircase connecting the two dwellings if necessary. The apartment on the lower level is currently rented with an annual rent of €12,000 excluding charges and will be vacated no later than 31.12.2027  
Ground floor: A large, bright living space welcomes you offering a lounge area, and a large kitchen/dining room area opening onto a large 25 m<sup>2</sup> south-facing terrace, dressing room/laundry room, shower room and separate toilet. Upstairs: 2 beautiful bedrooms opening onto a very nice 25 m<sup>2</sup> terrace, shower room with wc  
Motorcycle garage, parking within the property and outside on the estate  
Lower floor: living room with fitted kitchen, 1 large bedroom, 1 blind office with adjoining shower room, dressing room, shower room with toilet, storage room, The condominium is equipped with a swimming pool and a tennis court with free access, a caretaker ensures its proper functioning. The keys to the sun - La Serinette - 04 94 46 27 27

Fees and charges :



Les Clés du Soleil - 1009 avenue Francois Nardi - 83000 Toulon  
Tél: 04 94 46 27 27 - lesclsdusoleil@gmail.com - www.lesclsdusoleil.com

Carte professionnelle n°CCI 83062016000010586 - RCS Toulon 434 509 378

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