

Price on request

**Buying villa**

**6 rooms**

**Surface : 220 m<sup>2</sup>**

**Surface of the living : 85 m<sup>2</sup>**

**Surface of the land : 1300 m<sup>2</sup>**

**Year of construction : 1969**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : exceptional**

**Couverture : Toit terrasse**

**Features :**

Pool, Pool house, Fireplace,  
Double Glazing, Automatic gate,  
Calm

2 bedrooms

2 terraces

1 bathroom

1 shower

2 WC

2 garages

2 parkings

1 cellar

**Energy class (dpe) : E**

**Emission of greenhouse gases**

**(ges) : E**

Document non contractuel

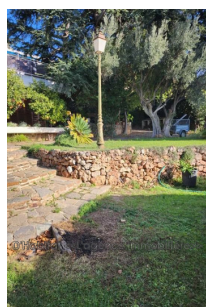
13/07/2025 - Prix T.T.C



### Villa 217849 Toulon

Bas Faron. South facing. High standing area, quiet and in a dominant position. Californian-style villa of 264 m<sup>2</sup> on 1300 m<sup>2</sup> of flat enclosed land with trees. The villa includes a living room of 85 m<sup>2</sup> with a separate fitted kitchen of 20 m<sup>2</sup>. Large aluminum bay window with great light capacity. Currently 2 bedrooms with master suite, shower and toilet. Possibility of creating 2 other bedrooms. Large billiard room that can be refurbished. Large terrace and balcony. Double garage with a surface area of approximately 40 m<sup>2</sup>. Indoor parking. The villa is secured by video and intercom as well as a double automatic gate

Fees and charges :



Carte Professionnelle : 1102T09

Code NAF : 7830Z - SIRET : 51006190600010 - Caisse de Garantie : Allianz de 110000€