



## House

TOULON (83)

**499 000 €\***

\* Agency fees to be paid by the seller



110 m<sup>2</sup>



5 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

Valbertrand, TOULON WEST, Charming and quality villa from the 60s. It offers 4 bedrooms, a large living room, separate kitchen, cellar, garage and enclosed garden with trees and beautiful swimming pool and its pool house. TO DISCOVER. Our opinion, This villa has beautiful spaces for a family wishing 4 bedrooms and could also be comfortable for a retirement project with its 2 bedrooms on the ground floor and the living rooms opening onto the terrace. Its nooks and crannies will delight young and old alike, relaxing by the pool house, relaxing on the deckchairs facing the swimming pool, passing through the cellar which can be used as a workshop, or the garage which can become an addiction... it's up to you to write the new story of this beautiful house. The services are as follows, INTERIOR: Entrance living room dining room lounge, triple exposure. Air conditioning and double glazing. Bay window opening onto the terrace under pergola, facing East and planted with climbing plants offering you the comfort of shade in summer and clarity in winter. 10m<sup>2</sup> equipped kitchen. On the ground floor: 2 bedrooms, bathroom with shower and WC, separate dressing room. Upstairs: 2 large attic bedrooms of 18m<sup>2</sup> with skylight and air conditioning. Shower room with WC. Easy access to the attic. EXTERIOR: Completely enclosed, gate to enter your vehicles, gate. Paths and flower groves, rose bushes, yuka, lemon trees, vines, the garden has 1001 little treasures for garden and flower lovers. 14m<sup>2</sup> garage that can accommodate a vehicle or become an outbuilding for your projects. Garden going around the house Cellar/Workshop under the house offering storage and a DIY space not far from the garden. Please note: Within walking distance of schools and shops Very well served by bus lines Basement, crawl space, healthy and maintained facade and roof Double glazing, reversible air conditioning. Swimming pool, pool house wooden terrace More photos on my site: Anna PONS Capifrance. I am available to provide you with further details. .

Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

\*\* ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Anna PONS**

**HYERES (83400)**

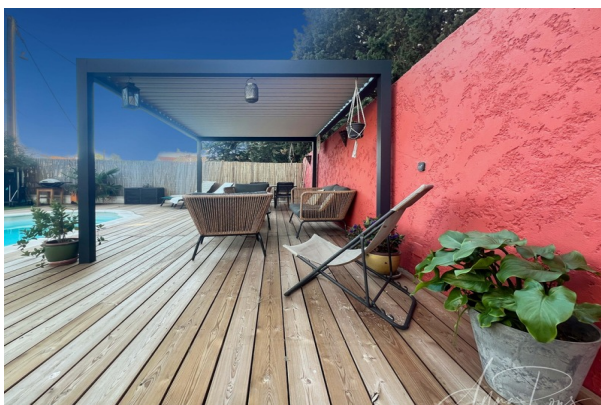
Agent

RSAC : 837 932 433 00019

Courts service city :  
TOULON

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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 849641  
Property type ..... House  
Year of construction ..... 1958  
Exposure ..... South  
View ..... Vue sur Jardin, sur Piscine

### SURFACES

Living space ..... 110 m²  
Surface Carrez Law ..... 110 m²  
Living room surface ..... 27 m²  
Land surface ..... 515 m²

### COMPOSITION

Number of rooms ..... 5  
Number of bedrooms ..... 4  
Toilets count ..... 2  
Washrooms ..... 2  
Balcony ..... 1  
Terrace ..... 1

### DPE/GES

DPE ..... 149  
GES ..... 4

### APPENDIX

Parking ..... couvert  
Parking space ..... 4  
Garage ..... 1  
Cellar ..... 1  
Videophone ..... Non

### SERVICES

Air conditioning ..... Yes  
Heater ..... électricité  
Heater ..... climatisation réversible  
Kitchen ..... équipée  
Swimming-pool ..... Yes



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SAS au capital de 100.000 euros

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