



Villa

TOULON (83)

495 000 €*

* Agency fees to be paid by the seller



130 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

TOULON Beaulieu, 4 room villa + swimming pool. Luc Maridet Capifrance offers you this beautiful 1930s villa with swimming pool, close to all amenities. The entrance to the garden is via this majestic driveway which takes you to the beautiful terraces of the villa. Inside, the large living room opens onto the open kitchen as well as this beautiful lpe terrace. On this same level you will also have a pantry next to the kitchen and an office adjoining the living room. The sumptuous staircase leads you to the sleeping area. The master bedroom of more than 20m² has its private dressing room and terrace access. The second bedroom, spacious enough to accommodate a mezzanine, gives you a view of the Faron. Finally, the 3rd bedroom also gives access to the large solarium terrace of over 30m². Outside, a heated Jacuzzi room will allow you to relax, even in winter. You will also have a beautiful swimming pool to fully enjoy this garden planted with different Mediterranean species. For vehicles, possibility of parking at least 3 cars, plus a shelter that can accommodate 2 cars as well as a 2-wheel garage. The house is located in Toulon's Beaulieu district, therefore also relatively close to La Valette du Var and all its shops. Rare for sale, to visit quickly. Contact Luc Maridet Capifrance 0614788217. 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!



Luc MARIDET

**LA-VALETTE-DU-VAR
(83160)**

Agent

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TOULON

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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 850219
Property type Villa
Year of construction 1930
Exposure S-E
View Vue dégagée, sur Jardin, sur Piscine

SURFACES

Living space 130 m²
Living room surface 32 m²
Land surface 540 m²

COMPOSITION

Number of rooms 4
Number of bedrooms 3
Number of bathrooms 1
Toilets count 2
Terrace 1

DPE/GES

DPE 133
GES 40

APPENDIX

Parking extérieur
Parking space 4
Garage 2
Cellar 1
Videophone Oui

SERVICES

Air conditioning Yes
Heater climatisation réversible
Heater fuel
Kitchen équipée
Swimming-pool Yes



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