

**UNDER OFFER** West Toulon. Classic large family home with expansive garden and sea view. Rare to market.



## INFORMATION

|             |        |
|-------------|--------|
| Town:       | Toulon |
| Department: | Var    |
| Bed:        | 5      |
| Bath:       | 2      |
| Floor:      | 117 m2 |
| Plot Size:  | 982 m2 |

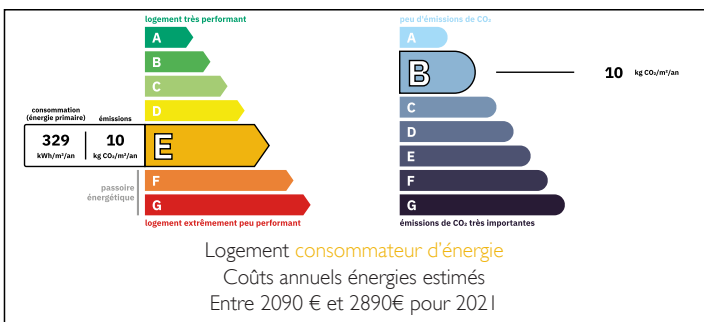


## IN BRIEF

This property sits up the side of a hill and overlooks south, southwest towards Toulon and the sea. There are 4 bedrooms, 2 bathrooms, one independent WC, a flex room and large family room. You can entertain outside with access to the large gardens from multiple sides of the home. Home was extensively renovated when purchased by current owner and updates have been completed through the years.

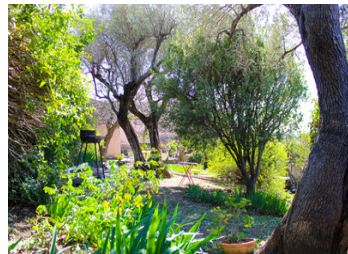
Very rare to find such a home in town with such large gardens and privacy. A must see for anyone wanting space in Toulon.

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This traditional property sits overlooking Toulon with expansive gardens, within 10 minutes of Toulon's incredible harbor.

Belonging to the same family for over 40 years, the imposing, two story home of 117m<sup>2</sup> has kept the charming features you come to expect from family homes of the era while thoughtful updating over the years makes you understand this home has been well loved.

It features several intimate outdoor spaces for entertaining. A large, manicured garden of 936m<sup>2</sup> including fruit trees, vines and a large variety of local fauna that await a new family to entice. Facing south with expansive views of west Toulon as well as a partial view all the way to the sea, this home is bathed in sunshine in winter and holds part of it's silhouette within the shade for those warm summer afternoons. Tiered gardens to the south-east of the main building are shaded and are available for outdoor activities.

The home features 4 bedrooms, two bathrooms with one separate WC. The family room of 42m<sup>2</sup> offers vaulted wood slatted ceiling, exposed beams and clean lines. Just off the living, you will find a fully equipped kitchen with plenty of workspace and access to the first of several exterior spaces. This property is built on two levels with two additional bedrooms, a flex room, full bathroom and workshop on the lower level. The main level carries the open living/dining room, kitchen, two bedrooms, WC and bathroom. Private gated entrance with 3...

## LOCAL TAXES

**Taxe foncière: 965 EUR**

## NOTES