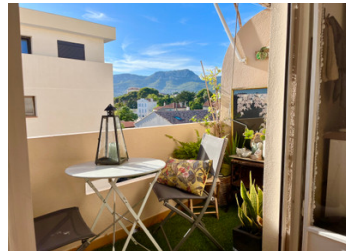


87m three-bedroom apartment, quiet, close to amenities, balconies, Bas Claret



## INFORMATION

Town:	Toulon
Department:	Var
Bed:	3
Bath:	1
Floor:	87 m2
Outside Space:	10 m2



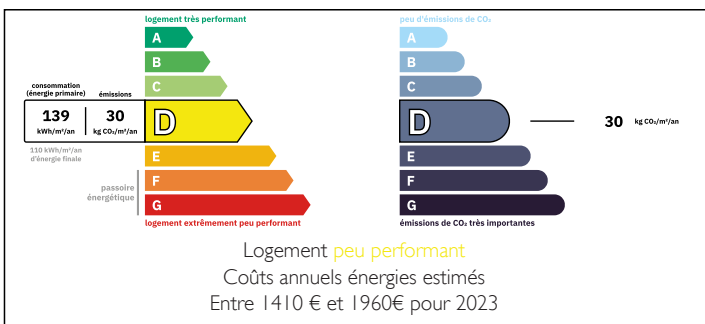
## IN BRIEF

Come discover this superb 87 m<sup>2</sup> three-bedroom apartment located on the 3rd floor of a well-maintained residence, ideally located between Bas Claret and Saint-Roch, just steps from amenities, schools, public transport, and shops.

Tastefully renovated throughout, this apartment requires no work.

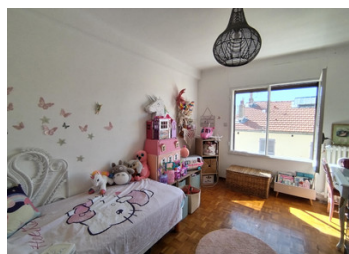
You'll be charmed by its bright living room, featuring a new, functional, and modern open-plan kitchen. Enjoy two balconies for your relaxation, and three large, comfortable, and well-appointed bedrooms. The bathroom and separate toilet have been updated with modern, high-quality materials.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

Toulon – Bas Claret / Saint-Roch

Spacious 87 m<sup>2</sup> 4-room apartment – Completely renovated, bright, and ready to move in!

Located on the 3rd floor of a small condominium with a voluntary management company, this 87 m<sup>2</sup> 4-room apartment will impress with its meticulous renovation, warm parquet flooring, and the brightness in each room.

The spacious, light-filled living room opens onto a new, modern kitchen, ideal for socializing.

Sleeping areas include three large, quiet, and well-appointed bedrooms, as well as a fully renovated bathroom and separate toilet.

Two balconies allow you to enjoy the outdoors, and central heating ensures optimal comfort all year round.

Ideally located between Bas Claret and Saint-Roch, close to shops, schools, public transportation, and motorway access. Pros: No work required – Hardwood floors – Central heating – Voluntary property manager – Quiet residence

A rare find in the area, visit without delay!

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière:

1646 EUR

## NOTES