

Unique ground floor villa appartement . 1/2 bedrooms, mezzanine, large terrasse , outdoor kitchen, garden.



EXCLUSIVE

## INFORMATION

Town:	Toulon
Department:	Var
Bed:	2
Bath:	1
Floor:	62 m2
Plot Size:	430 m2



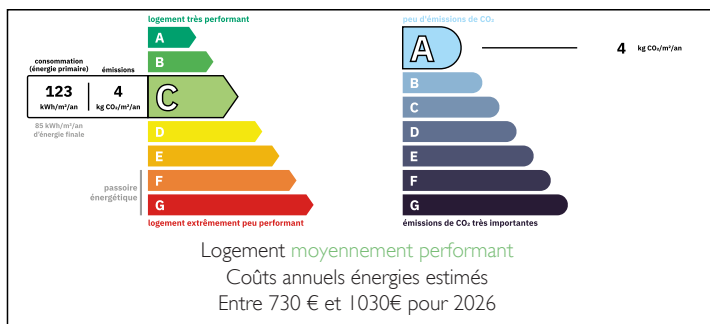
## IN BRIEF

A True Haven of Peace in the Heart of the City – Character Garden Apartment with Private Grounds, Terrace and Outbuilding

It is rare to find a property that offers such a perfect balance between the convenience of city living and the tranquillity of the countryside. Nestled within a beautiful Provençal villa dating back to the 1870s and divided into only four apartments, this charming garden-level residence immediately captivates with its authentic character, peaceful atmosphere, and exceptional outdoor spaces.

Set within approximately 430 m<sup>2</sup> of private grounds, the property benefits from a magnificent renovated terrace of around 70 m<sup>2</sup>, enjoying a south-east orientation and equipped with two retractable awnings, creating the perfect setting for outdoor dining and relaxation.

## 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

Although the apartment offers 63 m<sup>2</sup> of Carrez Law living space, the open-plan layout, mezzanine level, generous ceiling heights and abundant natural light create a feeling of approximately 75 m<sup>2</sup> of usable living space.

Despite being within walking distance of shops, schools, healthcare facilities, banks and all everyday amenities, the overwhelming impression is one of being surrounded by nature and countryside.

The apartment exudes warmth and character, featuring exposed beams, generous volumes and exceptional brightness throughout. The heart of the home is a spacious fully-equipped kitchen and dining area, perfect for entertaining family and friends. The adjoining living room, enhanced by its mezzanine, creates a wonderful sense of space and volume.

The accommodation further comprises a comfortable bedroom with its own private shower room, a laundry area and a separate WC. An internal cellar with alcove, measuring approximately 5 m<sup>2</sup> and accessible directly from within the apartment, provides valuable additional storage space.

Outside, the property's unique charm continues. An old well and basin have been transformed into a delightful summer kitchen, creating an inviting space for outdoor entertaining. A garden shed and an independent outbuilding of approximately 15 m<sup>2</sup> offer excellent additional potential. Subject to any necessary permissions, this versatile space could be converted into an artist's studio, home office, guest accommodation or even a seasonal rental unit.

Significant renovation works were completed in 2021 to enhance both comfort and energy efficiency, including improved insulation, cork flooring, modern high-performance windows, aluminium shutters and new-generation electric

## LOCAL TAXES

**Taxe foncière: 1041 EUR**

## NOTES