LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45370CCU83 Price: 365 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (350 000 EUR without fees)

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















INFORMATION

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

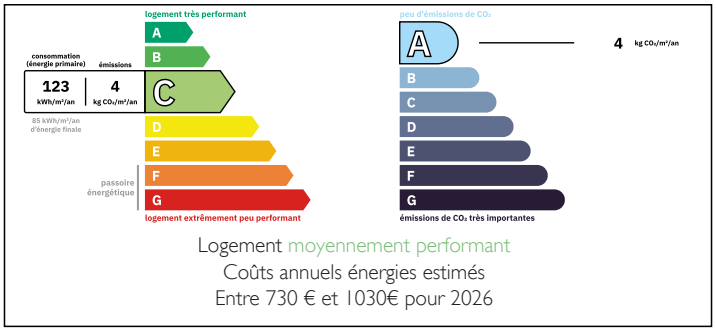
IN BRIEF

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 m² of private grounds, the property benefits from a magnificent renovated terrace of around 70 m², enjoying a south-east orientation and equipped with two retractable awnings, creating the perfect setting for outdoor dining and relaxation.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 730 € et 1030€ pour 2026

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.

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LOCAL TAXES

Taxe foncière: **1041 EUR**

NOTES

DESCRIPTION

Although the apartment offers 63 m² of Carrez Law living space, the open-plan layout, mezzanine level, generous ceiling heights and abundant natural light create a feeling of approximately 75 m² 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 m² 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 m² 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