

**PROPERTY INFORMATION**

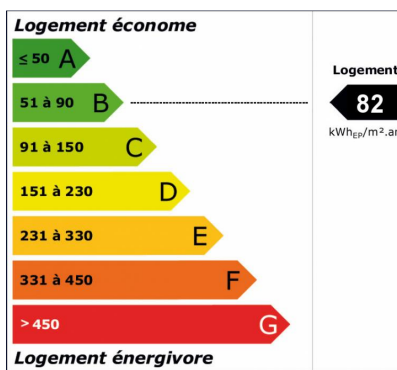
Year of construction	: 1964
Number of Rooms	: 8
Number of bedrooms	: 5
Floor	: RDC
Number of terraces	: 3
Shower rooms	: 3
Number of bathrooms	: 1
Number of WC	: 4
kitchen	: <b>separated - equipped</b>
sewage	: <b>Mains drains</b>
heating	: <b>air-climatisation-individuel</b>
Garages	: 1

**DESCRIPTION**

TOULON West, just minutes from amenities and schools, very nice villa of 180 m<sup>2</sup> living space, on a flowered plot of 835 m<sup>2</sup> enjoying a beautiful sunny exposure. The villa offers spacious and original volumes, in half levels. Built in L around the pool area, it offers a beautiful double living room on terrace, a friendly kitchen overlooking a covered patio, a master suite with dressing room and a bedroom. A studio with independent entrance including kitchenette, bedroom and bathroom offers a significant area to receive and has a patio. A guest room with bathroom also gives on this patio. T2 independent which can constitute a rental report. Garage. Nice product in absolute calm! ECD B

**INFORMATIONS**

Fee Sales price included VAT	: <b>580 000€</b>
Property inland tax	: <b>2 500€</b>
Fees charged to the seller	



**SURFACES**

Living area	: 180 m <sup>2</sup>
Land surface	: 835 m <sup>2</sup>
Surface according to "Carrez"	: 180 m <sup>2</sup>
Reception room area	: 52 m <sup>2</sup>

**Property subject to co-ownership: NO**

Admin WARTON, SIRET : , SCR : | Registration N ° 3659 delivered by PREFECTURE DE TOULON the 1999-11-30 | Guarantor : GALIAN



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