

**115 000 €**

**Contact agency**

**Les Clés du Soleil**

1009 avenue Francois Nardi

83000 Toulon

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**For sale apartment**

**2 rooms**

**Surface : 48 m²**

**Surface of the living : 25 m²**

**Year of construction : 1880**

**Exposition : Sud**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Building condition : GOOD**

**Features :**

double glazing, Placard aménagé, balcony, gated, Cuisine aménagée équipée

1 bedroom

1 terrace

1 shower

2 cellars

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

05/07/2025 - Prix T.T.C



### Apartment 13353 Toulon

TOULON-EST – Bright 48 m² one-bedroom apartment with balcony, sold rented. We offer you this spacious and bright one-bedroom apartment of almost 48 m², located on the 2nd and top floor of a small joint ownership of 4 apartments without any charges. Crossing north-south, the apartment offers beautiful natural light throughout the day. You will enjoy a pleasant south-facing balcony, with an unobstructed view of the residence's garden. The interior layout is optimized : A living room of almost 25 m² with open kitchen area, dining area and living room, A fitted dressing room for more storage, A large bedroom with direct access to the bathroom, Separate toilet for added comfort. The property is sold rented, with a current 3-year lease and a monthly rent of €570, ideal for a secure rental investment. Ideal 1st investment!!!! THE KEYS TO THE SUN - BRUNET 04 94 00 56 56

**Fees and charges :**

Annual current expenses 172 €

Well condominium

4 lots in the condominium 115 000 € fees included

