

**385 000 €**

**Contact agency**

**Les Clés du Soleil**

1009 avenue Francois Nardi

83000 Toulon

04 94 20 18 00 / lcds.immobilier@gmail.com

**For sale apartment**

**3 rooms**

**Surface : 52 m²**

**Surface of the living : 15 m²**

**Year of construction : 1970**

**Exposition : Sud ouest**

**View : Bord de mer**

**Hot water : Individuelle**

**Inner condition : a refresh**

**Features :**

double glazing, Placard aménagé,  
TERRACE

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

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



### Apartment 13275 Le Pradet

Come and discover this charming 3-room duplex with a surface area of approximately 60 m² in a small residence built in 1970, in Le Pradet, on the Oursinières beach. This apartment faces southwest and offers a splendid sea view. It includes an open-plan kitchen, a living room opening onto a 7 m² terrace. It also has 2 bedrooms upstairs and an office space, a bathroom, a shower room, a separate toilet, and parking. The upper floor is accessible through a second door to the outside. Rare product for sale Tel: 04 94 00 77 77

**Fees and charges :**

Annual current expenses 1 600 €

Well condominium

8 lots in the condominium 385 000 € fees included

