

**Price on request**

**Contact agency**

**Les Clés du Soleil**

1009 avenue Francois Nardi

83000 Toulon

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

**For sale apartment**

**4 rooms**

**Surface : 74 m²**

**Surface of the living : 21 m²**

**Year of construction : 1960**

**Exposition : Sud nord**

**View : Citadine**

**Hot water : Collective**

**Inner condition : GOOD**

**Features :**

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

2 bedroom

1 bathroom

2 showers

1 WC

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

03/10/2025 - Prix T.T.C



### Apartment 13448 Toulon

**TOULON EAST - BEAULIEU:** Sainte-Marie Residence: Located on the ground floor, this former four-room apartment of over 74 m² has been cleverly redesigned to offer two distinct living areas: a three-room apartment spanning 57 m² and an independent studio of about 15 m², each with its own separate entrance. The studio, facing due south, features a bright living room with a kitchenette area to be fitted, as well as a shower room. Ideal for a student, a pied-à-terre, or short-term rental. The three-room apartment, with a north-south layout, offers a spacious living area of more than 20 m² with an open kitchen and adjoining pantry, two bedrooms, a fitted dressing room, a bathroom with a shower and corner bathtub, a second pantry, and separate toilets. Condominium fees cover heating, cold water, hot water, and the maintenance of green spaces. Apartment address: 158 avenue Sergent Gabriel Jourdan 83100 Toulon A property with multiple possibilities: main residence with rental income, pure investment, or shared housing. A must-see without delay! LES CLES DU SOLEIL BRUNET 04 94 00 56 56

**Fees and charges :**

Annual current expenses 2 880 €

Well condominium

254 lots in the condominium

