

**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**

**Surface : 70 m²**

**Surface of the living : 19 m²**

**Year of construction : 1966**

**Exposition : Sud**

**View : Citadine**

**Standing : residential**

**Building condition : GOOD**

**Features :**

double glazing, Placard aménagé, balcony, gated

3 bedroom

1 shower

1 WC

**Energy class (dpe) : D**

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

Document non contractuel

14/12/2025 - Prix T.T.C



### Apartment 13486 La Valette-du-Var

This faux T4 apartment is located in the sought-after area of downtown La Valette du Var. It features a 19.5 m² living room opening onto a balcony, three bedrooms, an independent fitted kitchen overlooking two loggias, as well as a shower room and a separate WC. The living room and two bedrooms face south, the third bedroom—which can be used as a living area—faces west, and the kitchen with views of the loggias faces east. Thanks to its exposures, the apartment is very bright. It includes built-in closets. The PVC double-glazed windows are recent. It is located on the first floor, within a gated residence with shared parking. The center offers all amenities: pharmacy, post office, shops, nursery school, and a bus stop within less than three minutes. The condominium consists of 174 units, including 137 main units, with no ongoing alert procedures or bankruptcy proceedings. The annual charges amount to €1,213.24. The energy performance rating is D, established on October 23, 2025. The selling price is €192,000, with agency fees borne by the seller. For further information, please call 04 94 20 18 00.

**Fees and charges :**

Annual current expenses 1 213 €

Well condominium

174 lots in the condominium

