

## Price on request

### Contact agency

Les Clés du Soleil

1009 avenue Francois Nardi

83000 Toulon

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

For sale house

6 rooms

Surface : 116 m<sup>2</sup>

Surface of the living : 43 m<sup>2</sup>

Surface of the land : 703 m<sup>2</sup>

Year of construction : 1980

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : to modernize

External condition : a refresh

### Features :

CALM, double glazing, AIR CONDITIONING, Double habitation t2 et t3, Bedroom on ground floor, fireplace

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

13/01/2026 - Prix T.T.C



## House 13527 Forcalqueiret

**FORCALQUEIRET DUPLEX HOME** - Looking for a family residence that also generates rental income? This villa in Forcalqueiret is perfect for you. Enjoy a prime location just a short walk from schools and shopping centers, right in the heart of a peaceful and sought-after neighborhood. The villa sits on a fenced, flat, and pool-ready 703 m<sup>2</sup> plot. The main house features a dining/living room with an open kitchen, two verandas—one facing north and the other south—acting as extensions of the living space, two bedrooms, a shower room, a separate toilet, and a garage. Your comfort is assured thanks to reversible air conditioning, a wood stove, and radiators that make the house pleasant to live in all year round. There is also the option of a separate apartment. Currently rented furnished, it provides a monthly income of around €630 (lease ends in August 2026). This is an ideal opportunity to boost your family budget and secure your future plans. **163 M<sup>2</sup> FLOOR AREA AND 116 M<sup>2</sup> OF LIVING SPACE THE ADVANTAGES:** a flat plot ready for a pool, a family-friendly neighborhood with schools and shops nearby, the possibility to combine the two units to expand the living space, **LES CLÉS DU SOLEIL – BRIGNOLES** is available for any additional information. Contact 04 94 37 11 03.

### Fees and charges :

Surface de l'immeuble bâti visitées	Superficie privative au sens Carré	Surface au sol
épandu	0	13,82
éjour Cuisine Salle à Manger	43,06	43,06
égagement	3,7	3,7
alle d'eau	5,4	5,4
hambre 1	9,6	9,6
lc	1,33	1,33
hambre 2	11,56	11,56
épandu 2	0	16,34
éjour / Cuisine 2	15,7	15,7
scalar	0	1,5
ment	3,84	3,84
i 3	10,41	10,41
i 4	8,39	8,39
au Wc	3,6	3,6
	0	15,55

Surface privative en m<sup>2</sup> sur des lot(s).  
Surface loi Carré totale : 116,59 m<sup>2</sup> (cent seize mètres carrés cin  
Surface au sol totale : 163,80 m<sup>2</sup> (cent soixante-trois mètres carrés

