

**399 000 €**

**Contact agency**

**Les Clés du Soleil**

1009 avenue Francois Nardi

83000 Toulon

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

**For sale house**

**4 rooms**

**Surface : 75 m²**

**Surface of the land : 390 m²**

**Year of construction : 1935**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Gaz**

**Inner condition : to renovate**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

CALM, double glazing, Automatic gate,

DRILLING, Bedroom on ground floor

3 bedroom

1 terrace

1 shower

2 WC

1 garage

**Energy class (dpe) : E**

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

Document non contractuel

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



### House 13358 Toulon

Toulon, Aguillon, Area close to schools and all amenities, in absolute calm, Atypical little house with pretty garden, independent garage and gate for entering a vehicle. Entrance through the living room at the back of which there is the kitchen, on one side a bathroom with shower room, toilet, sink, large pantry, on the other a bedroom with closet, access to the upper floor with 2 bedrooms, an independent two-room apartment, duplex attached by an interior access which could be renovated. This house has a swimming pool and benefits from a borehole for water saving. Looking for renovation work in a bucolic setting? THE KEYS OF THE SUN 0494462727

**Fees and charges :**

399 000 € fees included

