

## Price on request

### Contact agency

**Les Clés du Soleil**

1009 avenue Francois Nardi

83000 Toulon

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### For sale townhouse

**5 rooms**

**Surface : 99 m²**

**Surface of the living : 20 m²**

**Surface of the land : 250 m²**

**Year of construction : 1870**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

### Features :

CALM, double glazing, AIR CONDITIONING,  
Automatic gate, independent studio,  
fireplace, Laundry room

3 bedroom

1 terrace

1 bathroom

2 showers

3 WC

1 parking

1 cellar

**Energy class (dpe) : D**

Document non contractuel

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

31/08/2025 - Prix 1.1.C



## Townhouse 13422 Toulon

Discover this charming townhouse located in a quaint, extremely quiet neighborhood in West Toulon, close to highway access and all amenities; This property offers 113 m² (99.93 according to Carrez law), plus an **\*\*INDEPENDENT STUDIO OF 12.45 m²\*\*** (perfect for a teenager or professional use). Built on a 250 m² plot, spread over 2 levels and dating back to 1870, this house benefits from a south-facing aspect, a pleasant garden view, and a beautiful terrace shaded by a century-old lemon tree. An additional living space in a south-facing veranda adds to the comfort. This renovated old home, sturdy with thick walls, welcomes you on the ground floor: with a living/dining room of about 20 m², you will appreciate the inset fireplace, an open equipped kitchen with a pantry, a laundry room, a shower room, a toilet, a workspace, and a bright veranda. Upstairs: 2 bedrooms, one with a mezzanine and the other with a dressing room over 16 m², plus cleverly arranged landing spaces that can be used as offices, closets, or other purposes. A shower room with toilet completes this level. Special features of this property: double glazing, reversible air conditioning, automatic gate opening to a parking space for one car, a wooden shed used for storage or a workshop, as well as an independent studio. Located in absolute tranquility on a small street, this semi-detached house (only attached on one side with no inconvenience as each home has its own wall) will charm you with its atmosphere and old world character. The



SOLEIL LA GARDE 04 83 69 03 34

Fees and charges :

[www.annoncefrance.immo](http://www.annoncefrance.immo)