

Price on request

Contact agency
AGV GARELLI immobilier

8, Place d'Armes

83000 Toulon

04 94 92 96 96 / agvimmo@gmail.com

For sale villa

6 rooms

Surface : 101 m²

Surface of the land : 608 m²

Year of construction : 1974

Exposition : Sud

View : Dégagée

Inner condition : to modernize

External condition : GOOD

Features :

double glazing, Automatic Watering,
Automatic gate, CALM

4 bedroom

2 terraces

1 shower

2 WC

4 garage

2 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

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



Villa 1830 La Garde

Charming 6-Room Villa – In Absolute Calm – With Large Convertible Basement – In the Heart of the Popular Sainte-Marguerite Neighborhood, Within Walking Distance to the Beaches: Set in a privileged and peaceful environment, discover this single-story, detached villa built in 1974, offering approximately 101 m² of living space, situated on a wooded plot of 608 m². It currently comprises 4 bedrooms, a pleasant living room, and a dining room that can be converted into a 5th bedroom to suit your needs, as well as a kitchen opening onto a lovely terrace with an electric retractable awning. The south-facing exposure ensures plenty of natural light throughout the day. It also includes a shower room with toilet and a second separate toilet. Plenty of closets along the hallway leading to the bedrooms. The property is equipped with comfortable features: reversible air conditioning, remote-controlled gate with video intercom, electric garage door, double-glazed windows in several rooms, a recent sump pump, and the plot is suitable for a swimming pool. Additionally, you will find a huge basement of 107 m², with a large garage that can accommodate 4 vehicles, offering great potential for development: a recreational area, gym, workshop, or even an independent apartment. Automatic garden irrigation. Outdoor parking available. Beaches within walking distance. Highly sought-after neighborhood with fiber-optic internet!! A rare opportunity in a peaceful and green setting. 8 photos.

