

## Price on request

For sale house

5 rooms

Surface : 100 m²

Surface of the living : 26 m²

Surface of the land : 410 m²

Year of construction : 1953

Exposition : Est ouest

View : Jardin

Hot water : Gaz

Inner condition : good

External condition : good

Couverture : tiles

### Features :

calm, double glazing, Automatic gate, drilling, Bedroom on ground floor, Laundry room

3 bedroom

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel

15/12/2025 - Prix T.T.C



## House 13517 Toulon

TOULON-EST - FONT-PRÉ: 1950S HOUSE DIVIDED INTO TWO APARTMENTS, T2 AND T3 Located in the heart of the sought-after residential neighborhood of Font-Pré in East Toulon, this charming 1950s house, built in 1953 on a landscaped plot of 410 m², consists of two independent apartments: a T2 on the ground floor and a T3 upstairs, with a large attached garage. On the ground floor, you'll find a T2 apartment of about 37 m², featuring a kitchen/dining area of 19 m², a 10 m² bedroom, and a bathroom with toilet. This level also includes a 24 m² garage and a 5 m² garden shed. Renovation work should be expected. Upstairs, the T3 apartment of approximately 61 m² offers a bright living room of 25 m², an independent 10 m² kitchen, two spacious bedrooms, a bathroom, and separate toilet. This floor benefits from double glazing and electric roller shutters. Only some modern updates may be required. The two units can easily be combined to create a lovely family home. Note: Roof fully renovated in 2017. Perfect for a first purchase or rental investment! Visits possible between 12/15 and 12/19/25, then from 01/05/26 onward LES CLES DU SOLEIL - BRUNET 04 94 00 56 56

Fees and charges :



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