COLDWELL BANKER
EUROPA REALTY

House Toulon 280 m²



SALE PRICE : 3 500 000 €

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DESCRIPTION

CONFIDENTIAL PROPERTY
A rare address, hidden from view.

Set in a privileged environment, this exceptional property reveals itself to those who value privacy, space and an outstanding quality of life above all else.

Nestled within beautifully landscaped grounds featuring Mediterranean species, the residence offers a remarkably peaceful atmosphere while enjoying immediate proximity to local amenities and the coastline.

The main house is distinguished by its elegant proportions and abundant natural light, with spacious reception areas opening onto the outdoor spaces, a fireplace, a welcoming kitchen, and a ground-floor master suite.

The upper floor features several bedrooms, an office and shower rooms, creating a private sleeping area designed for comfort and tranquillity.

The property also benefits from a fully independent apartment, providing genuine autonomy for family members, guests or staff. This is a particularly sought-after feature for this type of residence.

Outside, the swimming pool blends seamlessly into the landscaped garden and is complemented by a pool house designed as a true living space. A shaded lounge, kitchen and dining area create the perfect setting for entertaining and making the most of long summer days.

A garage, parking spaces, cellar, utility room, private water well and accessibility for people with reduced mobility complete this exceptionally well-appointed property.

More than simply a residence, this is a true lifestyle property — a place designed for living, entertaining and enjoying exceptional surroundings.

Offered on a strictly confidential basis.

Further information, the complete property file and exact location will be disclosed exclusively upon request and following a preliminary discussion.

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The property is located in an area subject to mandatory vegetation clearance requirements.

Information on the risks to which this property is exposed is available on the Géorisques website:
www.georisques.gouv.fr

As part of our viewing procedure, you may be asked to provide proof of identity.
No documents will be retained.

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FEATURES

Property type:	House	Area:	280.0 m²	Property tax:	€5.00
Number of rooms:	10 rooms	Number of bedrooms:	8 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 60

Greenhouse gas emissions (GHG) index: A 2

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