COLDWELL BANKER
EUROPA REALTY

House Toulon 145 m²



SALE PRICE : 895 000 €

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DESCRIPTION

La Serinette, Toulon, located in the highly sought-after Cap Brun district, just a few minutes from the beaches of Méjean and Magaud, this elegant single-storey villa of approximately 145 sqm offers a rare lifestyle combining Mediterranean refinement and absolute tranquility, within a private and secure estate composed of only six villas. Built in 2000 on a beautifully landscaped 750 sqm plot, the property immediately captivates with its luminous atmosphere, harmonious volumes and seamless connection between indoor and outdoor living spaces.

The approximately 60 sqm living area features a spacious light-filled lounge as well as a beautiful open-plan kitchen perfectly integrated into the spirit of the home, creating a warm and convivial atmosphere. A practical back kitchen serving as both pantry and laundry room provides everyday comfort and functionality. Numerous windows and French doors naturally open onto the terraces and garden, enhancing the pleasant indoor-outdoor flow throughout the property.

The night area offers two beautiful bedrooms of 15 sqm and 21 sqm, along with a large 19 sqm office that could easily be converted into a third bedroom. Two shower rooms with toilets, an independent guest toilet and a 13.5 sqm laundry room complete the property with comfort and practicality.

Outside, the sun-drenched terraces elegantly extend the reception areas into an intimate Provençal-style garden. A possible implantation of a swimming pool under 10 sqm, subject to planning permissions, would perfectly complement the Mediterranean spirit of the property. A 50 sqm garage completes this home with quality features, including individual gas heating and underfloor heating throughout.

A highly desirable address, ideal as an elegant primary residence or a refined holiday home close to the Var coastline.

Non-contractual exterior and interior design photos, before-and-after projections.

Swimming pool subject to planning permissions.

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This property is located in an area subject to mandatory vegetation clearance regulations.

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FEATURES

Property type:	House	Area:	145.0 m²	Property tax:	€3.00
Number of rooms:	5 rooms	Number of bedrooms:	2 bedrooms		

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 105

Greenhouse gas emissions (GHG) index: C 22

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