



CHARACTER PROPERTY, 165 M<sup>2</sup>, EXCEPTIONAL  
SEA VIEW, TERRACES, PARKING, BEACH ACCESS,  
ONE OF A KIND

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165 M<sup>2</sup>, EXCEPTIONAL SEA  
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KIND...



PROPERTY FACT FILE	
REFERENCE	A30233JTO83
PRICE	€ 2,635,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	165 m <sup>2</sup>
LAND	1600 m <sup>2</sup>
TOWN	Toulon
DEPARTMENT	
LOCATION	
TYPE	Maison, Villa, Family Home
CONDITION	
FEATURES	Other Drainage, High speed internet, Water on site
<small>*Price based on current exchange rate which is subject to change</small>	





- Incredible sea view and beach access
- Quiet, not overlooked
- Huge terrace
- Spacious living room with sea view
- 4 bedrooms

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## RARE FIND – STUNNING SEA VIEW – PRIVATE SEA ACCESS – BATTERIE BASSE, TOULON

In an idyllic and highly coveted setting, this fully renovated 1930s Art Deco property offers breathtaking panoramic views over the Mediterranean and direct private access to the sea.

## DESCRIPTIF

Exceptional Waterfront Property – Panoramic Sea View – Toulon,  
Batterie Basse

Nestled into the hillside of the highly sought-after Batterie Basse neighborhood, this rare and charming property offers an idyllic lifestyle facing the Mediterranean. Built in 1930 in an elegant Art Deco style, the fully renovated home combines authenticity, generous volumes, and top-of-the-range amenities.

Breathtaking views and private sea access

Here, the sea is your closest neighbor. From each sun-drenched terrace, the view stretches endlessly over the shimmering blue horizon. A private path leads to a secluded cove below — a true extension of your garden. For easy access to water activities, an electric descent has been installed for paddleboarding.

Bright and refined living spaces

The entrance sets the tone: generous volumes, natural light, and elegance. On the ground floor, you'll find a vast 57 m<sup>2</sup> living area that includes a lounge, dining room with insert fireplace, and a beautifully fitted kitchen. Period Art Deco columns and a stone wine cellar add to the property's character. The space opens onto a magnificent 180 m<sup>2</sup> south-facing terrace, sheltered from the wind and with unobstructed sea views.

A bedroom with en-suite shower room and independent terrace access completes this level. Separate WC.

A spectacular upper level

The first floor offers a sumptuous master suite with a large bathroom (balneo tub), custom walk-in wardrobe, and access to a panoramic terrace above the s



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30233JTO83>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

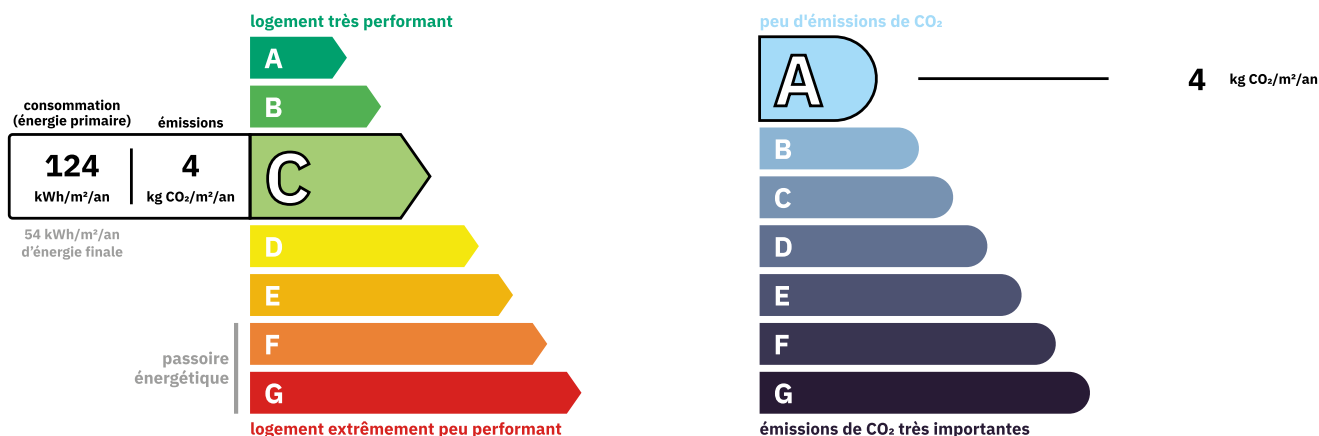
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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



Property Moderately efficient  
Estimated annual energy costs  
between 1260 € and 1750€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A30233JTO83  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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