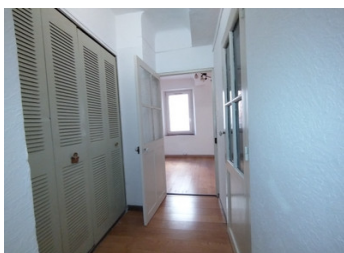


Two-room apartment (T2) with a surface area of 50m on the 1st floor, with cellar, in a quiet location.

## EXCLUSIVE



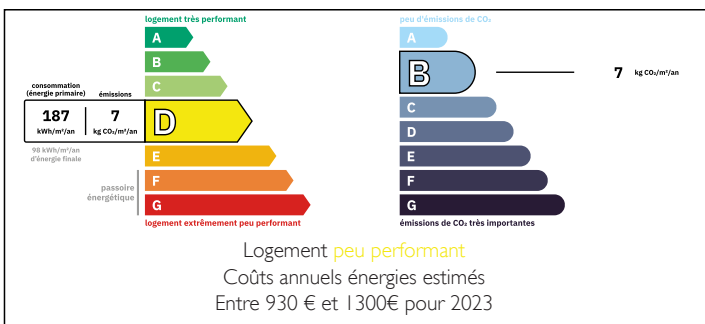
## INFORMATION

Town:	Solliès-Toucas
Department:	Var
Bed:	1
Bath:	1
Floor:	50 m2
Plot Size:	0 m2

## IN BRIEF

This bright, two-room apartment offers spacious rooms, including a pleasant living area with an open-plan fitted kitchen, a hallway leading to a shower room with toilet, a large closet, and a very spacious bedroom, also with a large closet. A 6m<sup>2</sup> cellar is included in the basement.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Ideally located in the heart of the charming village of Solliès-Toucas, this bright and spacious one-bedroom apartment (through layout) offers generous volumes.

You will appreciate the inviting living area with a fitted open-plan kitchen, creating a warm and convivial space for everyday living. A hallway leads to a shower room with WC, as well as a large storage cupboard.

The sleeping area features a very spacious bedroom with a large built-in wardrobe, ensuring both comfort and practicality.

Additionally, the property includes a 6 m<sup>2</sup> basement cellar, ideal for extra storage.

Perfect for a first-time buyer, a holiday home, or a rental investment!

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Co-owned building of 3 units  
Provisional annual charges: 500€

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

## LOCAL TAXES

**Taxe foncière: 818 EUR**

**Taxe habitation: EUR**

## NOTES