

**TOULON**

8 Place d'Armes  
83000 Toulon

**AGV  
GARELLI  
immobilier**

**HYÈRES**

1 av. Jean Jaurès  
83120 Hyères

**161 200 €**

**Apartment for sale**

**1 room**

**Surface : 27 m<sup>2</sup>**

**Year of construction : 2019**

**Exposure : Nord**

**View : Dégagée**

**Hot water : Individuelle gaz**

**Indoor condition : excellent**

**Standing : residential**

**Building condition : new**

**Benefits :**

lift, double glazing, gated, calm, residential,  
electric shutters, pool, visitor parking

1 terrace

1 shower

1 WC

1 parking

**Energy class (old measure) : B**

**Climate class : C**

Document non contractuel

19/05/2024 - Prix T.T.C



**Apartment ref. 744V21249A Hyères**

An AGV GARELLI real estate exclusive:

Located in Hyères Ouest, in the popular district of La Bayorre, we invite you to become the owner of this magnificent very recent studio (2019) of 27 m<sup>2</sup> on the ground floor with 25 m<sup>2</sup> terrace in a luxury residence.

This apartment is offered with a private outdoor parking space.

This high quality, quiet and secure residence has an additional private vegetable garden of 20m<sup>2</sup> each. It also has a very beautiful swimming pool which is very easy to maintain and generates very little charge.

Annual charges: € 528 (i.e. € 44 / month including pool maintenance).

Apartment currently rented € 506 / month parking included with Pinel cap but possibility of renting it outside Pinel between € 590 and € 610 / month, parking



**In condominium**

AGV GARELLI immobilier - 8, Place d'Armes - 83000 Toulon

76 lots in the condominium 161 200 € fees included

Tél: 04 94 92 96 96 - agvimmo@gmail.com

Document non contractuel - \*prix H.A.I.