

**TOULON**

8 Place d'Armes  
83000 Toulon

**AGV  
GARELLI  
immobilier**

**HYÈRES**

1 av. Jean Jaurès  
83120 Hyères

733 000 €

**Buying apartment**

**4 rooms**

**Surface : 102 m<sup>2</sup>**

**Surface of the living space : 31 m<sup>2</sup>**

**Exposure : Sud**

**View : Mer**

**Standing : prestige**

**Building condition : good**

**Benefits :**

double glazing, gated, calm, residential,  
Terrasse, electric shutters, visitor parking,  
electric blinds

3 bedroom

2 terraces

1 bathroom

1 WC

2 parkings

1 cellar

**Legal information**

733 000 €

Fees paid by the owner, in  
condominium (207 lots in the  
condominium), annual recurring charges  
3 249 € (271 € monthly), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



**Apartment 1673 Toulon**

This exceptional 4-room apartment located in Toulon, Cap Brun, occupies a privileged position on the second floor of the B2-EST building, on the left on the landing, identified as number 254 on the plan. Upon entry, you are greeted by a spacious hall with a practical wardrobe, while an elegant spiral staircase guides you to the roof terrace, providing exclusive access to a private and panoramic outdoor area. The living room, bathed in natural light, is beautifully appointed and opens onto a terrace where you can enjoy relaxing moments outdoors with stunning views of the surrounding area. The three bedrooms offer generous space, one of which has an en-suite shower room and private balconies, adding a touch of luxury and privacy to the residence. The apartment also includes an additional bathroom for added convenience, as well as a separate water closet. A hallway with integrated storage spaces allows you to optimize the organization of the...

Energy class (old measure) : C - Climate class : A  
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