

## TOULON

8 Place d'Armes  
83000 Toulon

**AGV**  
**GARELLI**  
immobilier

## HYÈRES

1 av. Jean Jaurès  
83120 Hyères

140 900 €

### Buying apartment

2 rooms

Surface : 49 m²

Surface of the living space : 25 m²

Hot water : Collective

Indoor condition : good

### Benefits :

lift, double glazing, gated, calm, furniture

1 terrace

1 shower

1 WC

1 cellar



### Apartment 1838 Hyères

AGV GARELLI Real Estate Exclusive: Beautiful furnished 2-room apartment of 48 m² – Close to downtown: Located just steps from the city center, in a secure building, on the 1st floor with elevator, this 48 m² apartment features an entrance hall, a spacious 25 m² living room with open kitchen, a 12 m² bedroom, a shower room, and a separate toilet. A 7 m² balcony and a 3 m² loggia. A cellar. Fiber optic internet in the apartment. The fees include maintenance of common areas and elevator, cold and hot water consumption, as well as heating. A must-see without delay!!

### Legal information

140 900 € fees included

5,94% VAT of fees paid by the buyer (133 000 € without fees), in condominium (64 lots in the condominium), annual recurring charges 1 912 € (159 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (old measure) : D - Climate class : E  
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AGV GARELLI immobilier - 8, Place d'Armes - 83000 Toulon

Tél: 04 94 92 96 96 - [agvimmo@gmail.com](mailto:agvimmo@gmail.com)

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