

**TOULON**8 Place d'Armes  
83000 Toulon**AGV  
GARELLI  
immobilier****HYÈRES**1 av. Jean Jaurès  
83120 Hyères**290 000 €****Buying apartment****3 rooms****Surface : 57 m²****Year of construction : 2015****Exposure : Sud****View : Jardin****Hot water : Individuelle électrique****Indoor condition : excellent****Standing : residential****Building condition : good****Benefits :**lift, double glazing, gated, calm, residential,  
electric shutters, visitor parking**2 bedroom****1 terrace****1 WC****1 parking****Legal information**

290 000 €

Fees paid by the owner, in  
condominium(140 lots in the  
condominium), annual recurring charges  
1 361 €(113 € 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 1845 Hyères**

Welcome to this charming, modern 2-bedroom apartment of 57.87 m² on the garden level, ideally located in Hyères with a parking spot close by and within immediate reach of amenities and shops. Situated on the garden level of a 4-story residential building constructed in 2015 and in excellent condition, the apartment benefits from a lovely south-facing exposure and a pleasant garden view. Thoughtfully designed, this property combines comfort, natural light, and practicality. The apartment includes an entrance with a closet, a living room with an open-plan kitchen that opens onto the terrace and garden. It features two bedrooms, a bathroom, and a separate toilet. A parking space completes the offering. Modern comforts include double glazing, electric roller shutters, a gas heating system, and individual electric hot water; the interior condition is excellent. Reversible air conditioning is installed, and the apartment complies with...

Energy class (old measure) : C - Climate class : C  
Estimated annual energy between 440 and 660 € (reference year 2021)  
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