

**TOULON**

8 Place d'Armes  
83000 Toulon

**AGV  
GARELLI  
immobilier**

**HYÈRES**

1 av. Jean Jaurès  
83120 Hyères

**569 900 €**

**Villa for sale**

**5 rooms**

**Surface : 132 m<sup>2</sup>**

**Surface of the living space : 29 m<sup>2</sup>**

**Surface terrain : 640 m<sup>2</sup>**

**Année construction : 1985**

**Exposition : Sud**

**Vue : Montagne**

**Eau chaude : Electrique**

**Indoor condition : renovated**

**Outdoor condition : good**

**Couverture : tiles**

**Prestations :**

pool, double glazing, Automatic gate, calm

4 bedroom

3 terraces

2 bathrooms

2 WC

1 garage

1 parking

1 cellar

**Classe énergie (dpe ancienne version) : D**

**Emission de gaz à effet de serre (ges  
ancienne version) : B**

Document non contractuel

25/04/2024 - Prix T.T.C



### Villa réf. 744V2632M La Valette-du-Var

Beautiful villa of 130 m<sup>2</sup> with swimming pool on a large plot of 670 m<sup>2</sup>

Description: Located in the quiet and sought-after district of Les Favières in Valette-du-Var, this beautiful villa of 130 m<sup>2</sup> built in 1985 is nestled on a large plot of 670 m<sup>2</sup> with a private swimming pool.

The house offers a spacious and bright living space spread over two levels. The ground floor comprises a large living-dining room with a fireplace, an equipped kitchen, two bedrooms and a bathroom. The first floor has two further bedrooms and a bathroom.

The garden is fully fenced and landscaped with a large terrace ideal for outdoor dining and relaxation. The swimming pool is a real asset to this property, providing a cool oasis on hot summer days.

The property also offers the possibility of renting the bottom of the villa between the day of the signing of the authentic deed and the delivery of the future new accommodation. This makes it an attractive opportunity for investors and potential



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