

**TOULON**

8 Place d'Armes  
83000 Toulon

**AGV  
GARELLI  
immobilier**

**HYÈRES**

1 av. Jean Jaurès  
83120 Hyères

1 050 000 €

House for sale

3 rooms

Surface : 113 m<sup>2</sup>

Surface terrain : 507 m<sup>2</sup>

Année construction : 1970

Exposition : Plein sud

Vue : Bord de mer

Eau chaude : Electrique

Indoor condition : to renovate

Outdoor condition : to renovate

Couverture : tiles

Prestations :

pool, fireplace, Automatic gate, calm

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

3 parkings

Classe énergie (dpe ancienne version) : E

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

Document non contractuel

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



### House réf. 744V2638M La Garde

Magnificent villa by the sea with stunning views!

Located in a quiet and sought-after area, this superb villa offers breathtaking sea views, allowing you to enjoy breathtaking landscapes every day.

With a total area of 106.36 m<sup>2</sup>, this villa includes a spacious bedroom, a mezzanine offering additional versatile space, a living room with panoramic sea views, a kitchen, a bathroom and a WC.

In addition to the main villa, you also benefit from a 31.82 m<sup>2</sup> outbuilding, ideal for entertaining guests or creating a home office space.

A garage and a practical workshop will allow you to park your vehicle in complete safety, possibility of transforming it into a new room.

Enjoy moments of relaxation and refreshment in this swimming pool with stunning sea views.

The spacious plot, with an area of 525 m<sup>2</sup>, offers many landscaping possibilities to create a magnificent garden and take full advantage of the proximity to the sea.



1 050 000 € honoraires d'agence 4,76% à la charge de l'acheteur inclus  
AGV GARELLI immobilier - 8, Place d'Armes - 83000 Toulon

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