

**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 m²****Surface of the land : 507 m²****Year of construction : 1970****Exposure : Plein sud****View : Bord de mer****Hot water : Electrique****Indoor condition : to renovate****Outdoor condition : to renovate****Cover : tiles****Benefits :**

pool, fireplace, Automatic gate, calm

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

3 parkings

**Energy class (old measure) : E****Climate class : F**

Document non contractuel

05/05/2024 - Prix T.T.C

**House ref. 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 m², 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 m² 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 m², offers many landscaping possibilities to create a magnificent garden and take full advantage of the proximity to the sea.



1 050 000 € agency fees 4,76% à the responsibility of the purchaser is included  
AGV GARELLI immobilier - 8, Place d'Armes - 83000 Toulon

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