

**TOULON**8 Place d'Armes  
83000 Toulon**AGV  
GARELLI  
immobilier****HYÈRES**1 av. Jean Jaurès  
83120 Hyères**640 000 €****Buying house****4 rooms****Surface : 92 m²****Surface of the living space : 32 m²****Surface of the land : 100 m²****Year of construction : 2026****Exposure : Ouest****Indoor condition : new****Benefits :**

double glazing, calm

3 bedroom

3 terraces

1 bathroom

2 showers

1 WC

2 parkings

**Legal information**

640 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

**House 468 Toulon**

Favorite for this house with the latest standards of more than 90 m², with a garden of 73m² in a classified wooded area, in a residence comprising apartments and houses located in Toulon, in the sought-after area of Cap Brun, in a quiet area absolute with a garage. This property has on the ground floor an entrance hall, a kitchen open to a bright living room of 32 m², a bathroom, a room that can be used as a pantry or laundry room, and a garage in which it is possible to park two vehicles there. On the 1st floor, there are 3 spacious bedrooms, ranging from 12.23 m² to 10.23 m², 1 of which has a bathroom, and the other 2 have a terrace, a separate toilet, 1 bathroom A south-facing balcony and a pleasant terrace complete the package. The bottom of this house includes a west-facing terrace of 15.12 m², opening onto a fenced garden located in a classified wooded area of 73.67 m². This classified wooded area offers a very beautiful fountain,...

Document non contractuel - 09/05/2025

**AGV GARELLI immobilier - 8, Place d'Armes - 83000 Toulon**Tél: 04 94 92 96 96 - [agvimmo@gmail.com](mailto:agvimmo@gmail.com)

Document non contractuel - \*prix H.A.I.