

**TOULON**

8 Place d'Armes  
83000 Toulon

**AGV  
GARELLI  
immobilier**

**HYÈRES**

1 av. Jean Jaurès  
83120 Hyères

**329 600 €**

**Buying house**

**3 rooms**

**Surface : 80 m²**

**Surface of the land : 380 m²**

**Year of construction : 1986**

**Hot water : Electrique**

**Indoor condition : renovated**

**Outdoor condition : good**

**Benefits :**

pool, fireplace, double glazing, Laundry room, calm

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 parking

1 cellar

**Legal information**

329 600 € fees included

3,00% VAT of fees paid by the buyer  
(320 000 € without fees), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



**House 1768 Gonfaron**

Single-storey detached house of 80 m², renovated in 1986, on a plot of 380 m², in absolute peace and quiet. Type 3 for residential use, it has a large living-dining room opening onto a terrace, a separate kitchen, 2 beautiful bedrooms, one of which opens onto a terrace, a bathroom and a toilet. Beautiful 7m x 3m swimming pool with sand filtration. Garage and cellar. Accessible crawl space. Reversible air conditioning, insert fireplace. Recent renovation.

Energy class (old measure) : D - Climate class : B

Estimated annual energy between 920 and 1340 € (reference year 2024)

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**AGV GARELLI immobilier - 8, Place d'Armes - 83000 Toulon**

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