

TOULON8 Place d'Armes
83000 Toulon**AGV
GARELLI
immobilier****HYÈRES**1 av. Jean Jaurès
83120 Hyères**509 900 €****Buying villa****6 rooms****Surface : 101 m²****Surface of the land : 608 m²****Year of construction : 1974****Exposure : Sud****View : Dégagée****Indoor condition : to modernize****Outdoor condition : good****Benefits :**

double glazing, Automatic Watering,

Automatic gate, calm

4 bedroom

2 terraces

1 shower

2 WC

4 garage

2 parkings

1 cellar

Legal information

509 900 € fees included

3,01% VAT of fees paid by the buyer
(495 000 € without fees), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.**Villa 1830 La Garde**

Charming 6-Room Villa – In Absolute Calm – With Large Convertible Basement – In the Heart of the Popular Sainte-Marguerite Neighborhood, Within Walking Distance to the Beaches: Set in a privileged and peaceful environment, discover this single-story, detached villa built in 1974, offering approximately 101 m² of living space, situated on a wooded plot of 608 m². It currently comprises 4 bedrooms, a pleasant living room, and a dining room that can be converted into a 5th bedroom to suit your needs, as well as a kitchen opening onto a lovely terrace with an electric retractable awning. The south-facing exposure ensures plenty of natural light throughout the day. It also includes a shower room with toilet and a second separate toilet. Plenty of closets along the hallway leading to the bedrooms. The property is equipped with comfortable features: reversible air conditioning, remote-controlled gate with video intercom, electric garage door,...

Energy class (old measure) : D - Climate class : D
Estimated annual energy between 2130 and 2950 € (reference year 2025)
Document non contractuel - 17/10/2025

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