

TOULON8 Place d'Armes
83000 Toulon**AGV
GARELLI
immobilier****HYÈRES**1 av. Jean Jaurès
83120 Hyères**255 900 €****Buying apartment****2 rooms****Surface : 40 m²****Year of construction : 2025****Exposure : Nord ouest****Hot water : Individuelle gaz****Indoor condition : new****Building condition : new****Benefits :**lift, double glazing, gated, calm, residential,
Terrasse

1 bedroom

1 WC

1 parking

1 cellar

Legal information

255 900 € fees included

3,60% VAT of fees paid by the buyer
(247 000 € without fees), in
condominium (118 lots in the
condominium), annual recurring charges
576 € (48 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr,**Apartment 1803 Hyères**

An AGV GARELLI IMMOBILIER exclusive: VERY RECENT T2 WITH LARGE TERRACE - CITY GARDEN RESIDENCE - HYÈRES CENTER We invite you to discover this superb 2-room apartment located in the sought-after area of Hyères city center with elevator, terrace and parking space. On the 3rd floor of a very recent 4-story building built in 2025, this luxury apartment offers all modern comforts. The apartment consists of a living room with a kitchenette opening onto the terrace, a comfortable bedroom also opening onto the terrace, a bathroom with individual gas hot water production and a separate toilet. It benefits from an elevator, double glazing, is located in a secure residence, offers a calm and residential setting and has a large terrace, parking as well as a cellar on the balcony. Meets PMR standards. An opportunity not to be missed! Services: double glazing, electric shutter in the living room and manual in the bedroom. NF Habitat Version 3.2...

Energy class (old measure) : B - Climate class : B
Estimated annual energy between 204 and 277 € (reference year 2023)
Document non contractuel - 22/08/2025

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

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