

**TOULON**8 Place d'Armes  
83000 Toulon**AGV  
GARELLI  
immobilier****HYÈRES**1 av. Jean Jaurès  
83120 Hyères**194 500 €****Buying apartment****2 rooms****Surface : 39 m²****Year of construction : 2014****Exposure : Nord****View : Dégagée****Hot water : Individuelle****Indoor condition : excellent****Standing : residential****Building condition : good****Benefits :**

lift, double glazing, gated, terrace

1 bedroom

1 shower

2 parkings

**Legal information**

194 500 € fees included

4,01% VAT of fees paid by the buyer  
(187 000 € without fees), in condominium,  
no current procedure, information on the  
risks to which this property is exposed is  
available on [georisques.gouv.fr](http://georisques.gouv.fr).**Apartment 1720 Hyères**

For Sale: Superb modern 2-room apartment with high-end services and 2 private parking spaces Discover this magnificent 39.05m² T2 (Carrez Law) located in a luxury residence, offering comfort, modernity and tranquility. On the 2nd floor with elevator, this fully equipped apartment will seduce you with its quality services. - 6 m² terrace , perfect for your moments of relaxation - Reversible air conditioning and gas heating for optimal comfort - Reinforced insulation , windows with high thermal and sound performance, guaranteeing low energy consumption and noise pollution - Two private parking spaces, a real asset in the area Ideally located, just 5 minutes from the city center , you will benefit from the proximity of shops, services and transport (bus stop nearby) as well as direct access to the Olbia route (motorway and national roads). Built in 2014 and in perfect condition , this apartment does not require any work. Ideal for a first...

Energy class (old measure) : C - Climate class : C  
Estimated annual energy between 270 and 450 € (reference year 2021)  
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