

**TOULON**8 Place d'Armes  
83000 Toulon**AGV  
GARELLI  
immobilier****HYÈRES**1 av. Jean Jaurès  
83120 Hyères**450 000 €****Buying apartment****3 rooms****Surface : 85 m²****Surface of the living space : 35 m²****Year of construction : 2002****Exposure : Sud****View : Citadine****Hot water : Collective****Indoor condition : excellent****Standing : Bourgeois****Building condition : good****Benefits :**lift, double glazing, gated, calm, residential,  
terrace, electric shutters, electric blinds**2 bedroom****1 WC****1 garage****Legal information**

450 000 €

Fees paid by the owner, in  
condominium (80 lots in the condominium),  
annual recurring charges 3 600 €  
(300 € monthly), Condominium : current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).**Apartment 3001 Hyères**

AGV GARELLI REAL ESTATE offers you this beautiful and charming bright 2-bedroom apartment of 85 m² right in the heart of Hyères, featuring a spacious terrace, garage, and elevator! Located on the 3rd floor / 4 of a well-maintained, upscale building from 2002. You will enjoy a large living room of 35.02 m² opening onto a generous terrace of 18.50 m², as well as a separate fitted and equipped kitchen. Two comfortable bedrooms with built-in wardrobes. Perfectly facing south, southeast, and southwest, this apartment offers a pleasant urban view. Among its quality features, you benefit from a peaceful residential setting, a secure residence, an elevator, double-glazed windows, and electric blinds and shutters. Its greatest asset is undoubtedly its 18.50 m² terrace. The condition of the property is excellent — a visit is essential to appreciate its full potential! Features: armored door, electric shutters, and blinds. Secure residence with video...

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

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