

**TOULON**8 Place d'Armes  
83000 Toulon**AGV  
GARELLI  
immobilier****HYÈRES**1 av. Jean Jaurès  
83120 Hyères**721 000 €****Buying apartment****4 rooms****Surface : 102 m²****Surface of the living space : 31 m²****Exposure : Sud****View : Mer****Standing : prestige****Building condition : good****Benefits :**double glazing, gated, calm, residential,  
terrace, electric shutters, visitor parking,  
electric blinds

3 bedroom

2 terraces

1 bathroom

1 WC

1 parking

1 cellar

**Legal information**

721 000 €

Fees paid by the owner, in  
condominium (207 lots in the  
condominium), annual recurring charges  
3 249 € (271 € monthly), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).**Apartment 1673 Toulon**

This exceptional 4-room apartment located in Toulon, Cap Brun, occupies a privileged position on the second floor of the B2-EST building, on the left on the landing, identified as number 254 on the plan. Upon entry, you are greeted by a spacious hall with a practical wardrobe, while an elegant spiral staircase guides you to the roof terrace, providing exclusive access to a private and panoramic outdoor area. The living room, bathed in natural light, is beautifully appointed and opens onto a terrace where you can enjoy relaxing moments outdoors with stunning views of the surrounding area. The three bedrooms offer generous space, one of which has an en-suite shower room and private balconies, adding a touch of luxury and privacy to the residence. The apartment also includes an additional bathroom for added convenience, as well as a separate water closet. A hallway with integrated storage spaces allows you to optimize the organization of the...

Energy class (old measure) : C - Climate class : A  
Document non contractuel - 03/05/2025**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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