

## TOULON

8 Place d'Armes  
83000 Toulon

**AGV**  
**GARELLI**  
**immobilier**

## HYÈRES

1 av. Jean Jaurès  
83120 Hyères

425 990 €

**Buying house**

**4 rooms**

**Surface : 80 m²**

**Surface of the land : 890 m²**

**Year of construction : 1980**

**View : Dégagée**

**Hot water : Electrique**

**Indoor condition : to renovate**

**Outdoor condition : to renovate**

**Benefits :**

fireplace, calm

2 bedroom

1 bathroom

1 WC

1 garage

1 cellar



### House 1770 La Crau

On a plot of 890 m² located in La Moutonne, old house from 1980, with approximately 80 m² of living space, to renovate with the possibility of adding a floor (R+1 possible because 7m height authorized) and the same above the garage, UC Zone with 30% footprint therefore, which could give 267 m² maximum, or more than 3 times the existing. The lots are: \* lot 244: 822 m² \* lot 243: 68 m² To see if the foundations can be preserved, no asbestos.

#### Legal information

425 990 € fees included

3,90% VAT of fees paid by the buyer  
(410 000 € without fees), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (old measure) : D - Climate class : C  
Estimated annual energy between 732 and 1045 € (reference year 2024)  
Document non contractuel - 03/05/2025



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