

**TOULON**8 Place d'Armes  
83000 Toulon**AGV  
GARELLI  
immobilier****HYÈRES**1 av. Jean Jaurès  
83120 Hyères**535 500 €****Buying house****4 rooms****Surface : 130 m²****Surface of the land : 670 m²****Year of construction : 1985****Exposure : Sud ouest****View : Citadine****Hot water : Electrique****Outdoor condition : good****Benefits :**

pool, double glazing, calm

2 bedroom

1 bathroom

1 shower

2 WC

1 garage

**Legal information**

535 500 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).**House 1815 La Valette-du-Var**

AGV GARELLI REAL ESTATE offers you the exclusive opportunity to acquire this beautiful detached villa of 130 m² set in a green oasis in La Valette du Var, complete with an independent one-bedroom apartment in a pleasant residential neighborhood. Situated on a 670 m² plot nestled in lush greenery, this unique property offers breathtaking views of nature. Featuring two bedrooms, this single-story home faces southwest to enjoy optimal sunlight throughout the day. The open-plan kitchen is fully equipped, and the house includes both a bathroom and a shower room, along with two toilets. You will appreciate the comfort of electric heating and electric hot water production. The water heater has just been replaced; it's brand new. Fiber optic internet is installed in the house. Built in 1985, the property is in good condition and features double glazing. Its highlights? A swimming pool surrounded by a landscaped garden, and septic tank...

Energy class (old measure) : C - Climate class : A

Estimated annual energy between 1200 and 1670 € (reference year 2021)

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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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