

**TOULON**

8 Place d'Armes  
83000 Toulon

**AGV  
GARELLI  
immobilier**

**HYÈRES**

1 av. Jean Jaurès  
83120 Hyères

**1 599 500 €**

**Bastide for sale**

**5 rooms**

**Surface : 181 m²**

**Surface of the land : 25000 m²**

**Year of construction : 1880**

**Exposure : Sud**

**View : Campagne**

**Outdoor condition : good**

**Cover : tiles**

**Benefits :**

pool, pool house, jacuzzi spa, fireplace,  
drilling, double glazing, Automatic  
Watering, Automatic gate, calm

4 bedroom

2 terraces

3 bathrooms

3 WC

10 parkings

1 cellar

**Energy class (old measure) : E**

**Climate class : B**

Document non contractuel

02/05/2024 - Prix T.T.C



**Bastide ref. 744V2600M Puget-sur-Argens**

**EXCEPTIONAL PROPERTY - BASTIDE OF 181 M² ON LAND OF 23,500 M² -**

AGV GARELLI real estate invites you to become the proud owner of a completely renovated 18th century Bastide of 181 m² of living space on a plot of more than 2 Hectares!!

Bastide with the charm of the old, with 4 bedrooms of more than 20 m² each.

Large terrace, huge swimming pool with salt filtration, jacuzzi, etc...

Double glazing in all rooms. Air conditioner. Demarcation done.

A land of Nature Bois, for agricultural use and not building.

Property taxes: 2460 €

A bed and breakfast is currently exploited (possibility of exploiting a 2nd one), strong profitability!!

The swimming pool can also be exploited (rental by the day), for a very good profitability as well.



**Fees and charges :**

AGV GARELLI immobilier - 8 Place d'Armes - 83000 Toulon

1 599 500 € agency fees 3,72% a the responsibility of the purchaser is included  
Tél: 04 94 92 96 96 - agvimmo@gmail.com

Document non contractuel - \*prix H.A.I.