

**TOULON**

8 Place d'Armes  
83000 Toulon

**AGV  
GARELLI  
immobilier**

**HYÈRES**

1 av. Jean Jaurès  
83120 Hyères

**190 000 €**

**Buying apartment**

**3 rooms**

**Surface : 52 m<sup>2</sup>**

**Surface of the living space : 22 m<sup>2</sup>**

**Year of construction : 2016**

**Exposure : Ouest**

**View : Dégagée**

**Hot water : Collective**

**Indoor condition : good**

**Standing : residential**

**Building condition : good**

**Benefits :**

lift, double glazing, gated, calm, residential,

Terrasse, electric shutters, visitor parking

2 bedroom

1 terrace

1 bathroom

1 WC

**Legal information**

190 000 € fees included

2,70% VAT of fees paid by the buyer  
(185 000 € without fees), in  
condominium (73 lots in the condominium),  
annual recurring charges 2 088 €  
(174 € 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 1666 Toulon**

**TYPE 3 WITH TERRACE TOULON EAST - QUIET - CLOSE TO ALL AMENITIES** AGV GARELLI IMMOBILIER offers you a type 3 apartment located in the center of the pleasant eco-district of Font Pré, in a secure and recent residence, with elevator and collective garden. This quiet property is located on the 1st floor out of 5. This T3 consists of a bright living room of 22m<sup>2</sup> with open fitted kitchen, opening onto a large terrace of 13m<sup>2</sup> facing west in a quiet area (no street), 2 bedrooms, a bathroom, storage space, cupboards and 'a toilet. The advantages: home automation allowing efficient management of your devices remotely, centralized reversible air conditioning distributed throughout the apartment. This apartment is close to all amenities (schools, doctor, pharmacy, sports infrastructure including an indoor swimming pool, Toulon hospital, etc.) and is perfectly served (direct bus line to Toulon city center, motorway routes via Valette du var). Possibility...

Energy class (old measure) : B - Climate class : A  
Estimated annual energy between 280 and 460 € (reference year 2023)  
Document non contractuel - 27/07/2024



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

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