

**TOULON**

8 Place d'Armes  
83000 Toulon

**AGV  
GARELLI  
immobilier**

**HYÈRES**

1 av. Jean Jaurès  
83120 Hyères

161 200 €

**Buying apartment**

**1 room**

**Surface : 27 m<sup>2</sup>**

**Year of construction : 2019**

**Exposure : Nord**

**View : Dégagée**

**Hot water : Individuelle gaz**

**Indoor condition : excellent**

**Standing : residential**

**Building condition : new**

**Benefits :**

lift, double glazing, gated, calm, residential,  
electric shutters, pool, visitor parking

1 terrace

1 shower

1 WC

1 parking

**Legal information**

161 200 € fees included

4,00% VAT of fees paid by the buyer  
(155 000 € without fees), in  
condominium (76 lots in the condominium),  
annual recurring charges 528 €  
(44 € 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 1523 Hyères**

An AGV GARELLI real estate exclusive: Located in Hyères Ouest, in the popular district of La Bayorre, we invite you to become the owner of this magnificent very recent studio (2019) of 27 m<sup>2</sup> on the ground floor with 25 m<sup>2</sup> terrace in a luxury residence. This apartment is offered with a private outdoor parking space. This high quality, quiet and secure residence has an additional private vegetable garden of 20m<sup>2</sup> each. It also has a very beautiful swimming pool which is very easy to maintain and generates very little charge. Annual charges: € 528 (i.e. € 44 / month including pool maintenance). Apartment currently rented € 506 / month parking included with Pinel cap but possibility of renting it outside Pinel between € 590 and € 610 / month, parking included and charges included. Ideal investor !! For any question or request for a visit: 06.20.94.79.65.

Energy class (old measure) : B - Climate class : C  
Document non contractuel - 27/07/2024



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

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