

## TOULON

8 Place d'Armes  
83000 Toulon

# AGV GARELLI immobilier

## HYÈRES

1 av. Jean Jaurès  
83120 Hyères

135 000 €

**Buying apartment**

**3 rooms**

**Surface : 64 m<sup>2</sup>**

**Exposure : Nord est**

**Hot water : Individuelle**

**Indoor condition : renovated**

**Building condition : good**

**Benefits :**

double glazing, calm

2 bedroom

1 terrace

1 shower

1 WC

1 cellar



### Apartment 1688 Toulon

**RECENT T3 WITH BALCONY - TOULON CENTER - CLOSE TO ALL AMENITIES:**

AGV GARELLI real estate offers you the opportunity to acquire a magnificent type 3 apartment, 64 m<sup>2</sup> Carrez with 13 m<sup>2</sup> balcony, located in the heart of the pleasant city center of Toulon, in a recent and secure residence. This quiet property is located on the 2nd floor. It consists of a bright living room with open fitted kitchen, opening onto an east-facing balcony, 2 bedrooms, one of which has a balcony, a bathroom, storage space and a separate toilet. This apartment is close to all amenities (schools, doctor, pharmacy, sports infrastructure and is perfectly served (direct bus line to Toulon city center, motorway routes via Valette du Var). Possibility of renting a garage in the basement of the residence (additional charge). For any questions or visit requests, contact Gilles on 06.20.94.79.65.

#### Legal information

135 000 €

Fees paid by the owner, in condominium (37 lots in the condominium), annual recurring charges 860 € (72 € monthly), 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 310 and 550 € (reference year 2024)  
Document non contractuel - 27/07/2024



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