

**TOULON**

8 Place d'Armes  
83000 Toulon

**AGV  
GARELLI  
immobilier**

**HYÈRES**

1 av. Jean Jaurès  
83120 Hyères

**171 000 €**

**Buying apartment**

**4 rooms**

**Surface : 61 m<sup>2</sup>**

**Surface of the living space : 24 m<sup>2</sup>**

**Year of construction : 1965**

**Exposure : Sud**

**Hot water : Individuelle**

**Indoor condition : excellent**

**Building condition : Ravalement fait**

**Benefits :**

double glazing, gated, calm, visitor parking,  
armored door

2 bedroom

1 shower

1 WC

1 cellar



### Apartment 1778 Toulon

TOULON WEST - EXCELLENT CONDITION - AGV Garelli Immobilier Toulon offers for sale this beautiful renovated 62m<sup>2</sup> south-facing Type 4 apartment on the ground floor in a quiet location behind the Pont du Las in a secure residence comprising an entrance hall leading to a double living room with access to the balcony and greenery, separate fitted and equipped kitchen with a full balcony, 2 bedrooms with wardrobe, shower room with toilet, private cellar. Shared parking in the residence No work is required for the apartment or the condominium (renovation carried out 4 years ago).

#### Legal information

171 000 €

Fees paid by the owner, in condominium (110 lots in the condominium), annual recurring charges 984 € (82 € 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 : B  
Estimated annual energy between 1180 and 1630 € (reference year 2023)  
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**AGV GARELLI immobilier - 8, Place d'Armes - 83000 Toulon**

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