

**TOULON**

8 Place d'Armes  
83000 Toulon

**AGV  
GARELLI  
immobilier**

**HYÈRES**

1 av. Jean Jaurès  
83120 Hyères

425 990 €

Buying house

4 rooms

Surface : 80 m<sup>2</sup>

Surface of the land : 890 m<sup>2</sup>

Year of construction : 1980

View : Dégagée

Hot water : Electrique

Indoor condition : to renovate

Outdoor condition : to renovate

Benefits :

fireplace, calm

2 bedroom

1 bathroom

1 WC

1 garage

1 cellar



### House 1770 La Crau

On a plot of 890 m<sup>2</sup> located in La Moutonne, old house from 1980, with approximately 80 m<sup>2</sup> of living space, to renovate with the possibility of adding a floor (R+1 possible because 7m height authorized) and the same above the garage, UC Zone with 30% footprint therefore, which could give 267 m<sup>2</sup> maximum, or more than 3 times the existing. The lots are: \* lot 244: 822 m<sup>2</sup> \* lot 243: 68 m<sup>2</sup> To see if the foundations can be preserved, no asbestos.

#### Legal information

425 990 € fees included

3,90% VAT of fees paid by the buyer

(410 000 € without fees), 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 732 and 1045 € (reference year 2024)

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