

**TOULON**

8 Place d'Armes  
83000 Toulon

**AGV  
GARELLI  
immobilier**

**HYÈRES**

1 av. Jean Jaurès  
83120 Hyères

413 000 €

Buying apartment

4 rooms

Surface : 120 m<sup>2</sup>

Hot water : Individuelle électrique

Building condition : good

Benefits :

double glazing, calm

3 bedroom

1 bathroom

1 WC



### Apartment 1716 Hyères

For sale: 120m<sup>2</sup> apartment in the heart of Hyères - AGV immobilier Garelli  
Discover this large apartment ideally located in the heart of Hyères, offering a pleasant living environment close to all amenities. With its 120m<sup>2</sup> of living space, this space consists of three spacious bedrooms (18m<sup>2</sup>, 16m<sup>2</sup> and 15m<sup>2</sup>), a bright living room and lounge, a functional kitchen, as well as a bathroom and a separate toilet. In addition, you will benefit from three attics for maximum storage. The location is a major asset, with all shops, public transport, and schools within walking distance. A public car park nearby also makes parking easy. Don't miss this great opportunity to acquire a spacious and practical apartment in a dynamic area of Hyères. Contact AGV immobilier today to arrange a viewing. 04 94 00 70 50

#### Legal information

413 000 €

Fees paid by the owner, in condominium (3 lots in the condominium), annual recurring charges 134 € (11 € 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 1770 and 2410 € (reference year 2023)  
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