

TOULON

8 Place d'Armes
83000 Toulon

**AGV
GARELLI
immobilier**

HYÈRES

1 av. Jean Jaurès
83120 Hyères

137 000 €

Buying apartment

1 room

Surface : 30 m²

Year of construction : 1920

View : Citadine

Indoor condition : excellent

Building condition : good

Benefits :

double glazing, calm, electric blinds

1 shower



Apartment 1748 Hyères

AGV immobilier presents: Studio with small fitted space, ideal for investors or first purchase – Hyères: Located at the entrance to a pedestrian street in the heart of Hyères, this charming, completely renovated studio offers strong rental yield potential. Currently rented on Airbnb, it benefits from excellent profitability and is ideal for an investor looking for a seasonal rental opportunity, but also for a first-time buyer or a young couple for a first purchase. The studio is composed of a bright main room, with an additional space of 4.70 m², arranged as a small bedroom with bunk bed (not counted as a bedroom due to its size, but offering a real additional functionality). No work to be planned, the apartment is in excellent condition. Located just a stone's throw from Place de Marbre, on a quiet, low-traffic street, you will be in close proximity to shops, restaurants, banks and other amenities. Underground parking is available just a few...

Legal information

137 000 € fees included

6,20% VAT of fees paid by the buyer
(129 000 € without fees), in condominium,
no current procedure, information on the
risks to which this property is exposed is
available on georisques.gouv.fr

Energy class (old measure) : C - Climate class : A

Estimated annual energy between 380 and 550 € (reference year 2023)

Document non contractuel - 05/02/2025



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

Tél: 04 94 92 96 96 - agvimmo@gmail.com

Document non contractuel - *prix H.A.I.