

**TOULON**

8 Place d'Armes  
83000 Toulon

**AGV  
GARELLI  
immobilier**

**HYÈRES**

1 av. Jean Jaurès  
83120 Hyères

**499 900 €**

**Buying villa contemporaine**

**4 rooms**

**Surface : 93 m<sup>2</sup>**

**Surface of the land : 308 m<sup>2</sup>**

**Year of construction : 2009**

**Exposure : Sud est**

**View : Dégagée**

**Hot water : Electrique**

**Indoor condition : good**

**Cover : tiles**

**Benefits :**

pool, double glazing

3 bedroom

2 terraces

1 shower

2 WC

1 garage

1 parking

**Legal information**

499 900 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



### Villa contemporaine 1739 La Farlède

An AGV GARELLI real estate exclusive RECENT AND PERFECTLY MAINTAINED INDIVIDUAL VILLA - LA FARLEDE: Discover this superb recent villa, built in 2009, with 92 m<sup>2</sup> of living space, on a wooded plot of 480 m<sup>2</sup>. On 2 levels, it includes: - On the ground floor: a living room, a kitchen, WC, hall, garage, and a staircase providing access to the upper floor; - Upstairs: hopper, hallway, WC, bathroom and three bedrooms.

Energy class (old measure) : C - Climate class : A  
Estimated annual energy between 820 and 1180 € (reference year 2025)  
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