

280 000 €

Contact agency

SAS AGV GARELLI immobilier

8, Place d'Armes

83000 Toulon

04 94 92 96 96 / agvimmo@gmail.com

For sale apartment

2 rooms

Surface : 40 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Exposition : Sud

View : Citadine

Standing : residential

Building condition : NEW

1 bedroom

1 terrace

1 bathroom

1 WC

1 cellar

Document non contractuel

01/01/2025 - Prix T.T.C



### Apartment 3000 Hyères

NEW RESIDENCE - HYÈRES CITY CENTER AGV IMMOBILIER offers you the opportunity to purchase this T2 on the first floor facing due SOUTH with a terrace of 11.24 m<sup>2</sup> with storage of 2.46 m<sup>2</sup> in the city center of Hyères. This apartment consists of an entrance hall, a 20.63 m<sup>2</sup> living room/kitchen opening onto the terrace with its storage area. A large bedroom of 12.99 m<sup>2</sup> facing due south. A hallway, a bathroom and a separate toilet. In a residential area, located in a quiet area, close to restaurants, the Palmiers casino, shops, schools and buses. The first beach is 10 minutes away by car. Hyères train station is a 10-minute walk away. Not far from old Hyères, Place Massillon and close to the Villa Noailles, you will appreciate the Provencal market and the shops in the city center. One underground parking space included. \* Individual gas boiler for domestic hot water and heating \* Electric towel dryer in the bathroom \* RT 2012 \* NF HABITAT certification \* Secure residence \* Access controls \* License plate detector for access to underground parking \* Cellars \* 45X45 tiles with matching skirting boards \* 80X120 cm shower tray For more information, please contact me Valérie at 06.15.78.11.72 &quot;In accordance with the regulations, for the organization of the visit, an identity document will be requested from you.&quot;

Fees and charges :

Well condominium

