

194 500 €

**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 : 39 m<sup>2</sup>**

**Year of construction : 2014**

**Exposition : Nord**

**View : Dégagée**

**Hot water : Individuelle**

**Inner condition : excellent**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, TERRACE

1 bedroom

1 shower

2 parkings

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : C**

Document non contractuel

24/11/2024 - Prix T.T.C



**Apartment 1720 Hyères**

For Sale: Superb modern 2-room apartment with high-end services and 2 private parking spaces Discover this magnificent 39.05m<sup>2</sup> T2 (Carrez Law) located in a luxury residence, offering comfort, modernity and tranquility. On the 2nd floor with elevator, this fully equipped apartment will seduce you with its quality services. - 6 m<sup>2</sup> terrace , perfect for your moments of relaxation - Reversible air conditioning and gas heating for optimal comfort - Reinforced insulation , windows with high thermal and sound performance, guaranteeing low energy consumption and noise pollution - Two private parking spaces, a real asset in the area Ideally located, just 5 minutes from the city center , you will benefit from the proximity of shops, services and transport (bus stop nearby) as well as direct access to the Olbia route (motorway and national roads). Built in 2014 and in perfect condition , this apartment does not require any work. Ideal for a first purchase or a rental investment , it can easily move to energy class B by replacing the boiler with a water heater. A rare opportunity in a quiet and sought-after environment! Don't let it pass you by! Contact us today for more information and to arrange a viewing of your future real estate investment!

**Fees and charges :**

**Well condominium**

194.500 € agency fees 2.96% à the responsibility of the buyer included

