

211 000 €

**Contact agency**

**AGV GARELLI immobilier**

8, Place d'Armes

83000 Toulon

04 94 92 96 96 / agvimmo@gmail.com

**For sale apartment**

**3 rooms**

**Surface : 64 m<sup>2</sup>**

**Exposition : Sud**

**Standing : residential**

**Building condition : NEW**

**Features :**

lift, double glazing, gated, CALM,  
residential, TERRACE, armored door

2 bedroom

1 terrace

1 parking

Document non contractuel

15/03/2025 - Prix T.T.C



### Apartment 4000 La Garde

2-bedroom apartment on the first floor in La Garde – An ideal living environment with BRS and PTZ AGV Immobilier offers a superb 64 m<sup>2</sup> two-bedroom apartment located on the first floor of a residence in La Garde. This south-facing apartment benefits from beautiful natural light and features a 7 m<sup>2</sup> terrace, ideal for enjoying the outdoors. Its attractive price of €211,000 makes this an opportunity not to be missed. A pleasant and functional living environment. This two-bedroom apartment offers modern, well-appointed living spaces, perfect for a family or a couple. With its south-facing aspect, it benefits from optimal natural light throughout the day, and the 7 m<sup>2</sup> terrace allows you to fully enjoy the outdoors. The BRS: an advantageous solution for becoming a homeowner The apartment is offered under the Real Solidarity Lease (BRS), a scheme that allows you to purchase this property at a reduced price while benefiting from tax advantages. Thanks to the BRS, you benefit from a reduced VAT rate of 5.5% and have the option of using the Zero Rate Loan (PTZ), an interest-free loan to help you finance your property. What is BRS? The BRS allows you to purchase the apartment without purchasing the land, which remains the property of a public or private entity. This reduces the cost of purchasing the property, while giving you the opportunity to become a homeowner at an affordable price. The PTZ: a helping hand for your financing The Zero-Rate Loan (PTZ) is an interest-free loan that allows first-time buyers to finance part of their home purchase. This loan can be combined with the BRS (Reduced Rate Mortgage) and is an excellent opportunity to reduce your purchase budget. Conditions of access to the BRS and the PTZ: The BRS is subject to a resource ceiling. Contact us to check if you are eligible. This scheme only applies to purchases as a primary residence. In the event of resale, this is subject to specific conditions. The PTZ is also subject to resource conditions, as well as to location and property type criteria. An ideal and convenient location. Located in the quiet residential neighborhood of Les Savels in La Garde, this apartment is just 1 km from the city center. You'll be close to all amenities, including shops, schools, universities, public transport, and major roads leading to the region's major cities. A perfect program for first-time buyers This 2-bedroom BRS apartment represents an excellent opportunity for first-time buyers to get into the property market without breaking their budget. Take advantage of this

great opportunity to become the owner of a new, well-located property. For more information on the BRS (Real Estate Investment Trust), the PTZ (Private Interest Loan), eligibility requirements, and this apartment, contact us! We will be delighted to assist you with your real estate project.

Fees and charges :

Well condominium

211 000 € fees included