

282 000 €

**Contact agency**

**AGV GARELLI immobilier**

8, Place d'Armes

83000 Toulon

04 94 92 96 96 / agvimmo@gmail.com

**For sale apartment**

**5 rooms**

**Surface : 89 m<sup>2</sup>**

**Exposition : Sud**

**Standing : residential**

**Building condition : NEW**

**Features :**

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

4 bedroom

1 terrace

1 parking

Document non contractuel

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



### Apartment 4000 La Garde

5-room apartment on the second floor in La Garde – An ideal living environment with BRS and PTZ AGV Immobilier offers you a superb 89 m<sup>2</sup> 5-room apartment located on the second floor of the residence in La Garde, at a price of €282,000. This spacious and bright apartment is perfect for a family looking for a modern and pleasant living environment. A functional and bright living environment. Designed to maximize space and take full advantage of natural light, this apartment boasts an ideal orientation that guarantees a calm and pleasant atmosphere, with unobstructed and peaceful views. The BRS: an advantageous solution for becoming a homeowner Offered under the Real Solidarity Lease (BRS), this apartment allows you to acquire a property at a reduced price, with tax advantages such as a reduced VAT rate of 5.5% and the possibility of benefiting from the Zero Rate Loan (PTZ), which considerably reduces the overall cost of your acquisition. The PTZ: advantageous financing for first-time buyers The Zero-Rate Loan (PTZ) is ideal for first-time buyers, allowing you to finance part of your purchase interest-free. It can be combined with the BRS (Real Estate Mortgage) and helps make your real estate project more accessible. Conditions of access to the BRS and the PTZ: The BRS (Reduced Income Tax) is subject to a resource ceiling and only applies to the purchase of your primary residence. The PTZ (Private Interest) is subject to resource, location, and property type criteria. Contact us to check your eligibility. An ideal and convenient location. Located in the quiet Savels neighborhood of La Garde, this apartment is just 1 km from the city center. You'll be close to shops, schools, universities, public transport, and major highways, providing easy access to the surrounding towns. A perfect development for first-time buyers. This 5-room BRS apartment is an excellent opportunity for first-time buyers to access property at an attractive price in a peaceful and well-located environment. For more information on the BRS (Real Estate Loan), the PTZ (Private Interest Loan), eligibility requirements, and this apartment, contact us! We will be happy to assist you with your real estate project.

Fees and charges :  
www.twimmo.com

Well condominium

282 000 € fees included