

**UNDER OFFER.** One-bedroom apartment located in a secure, modern residence close to amenities and the beach.

**EXCLUSIVE**

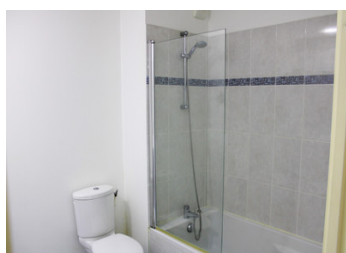
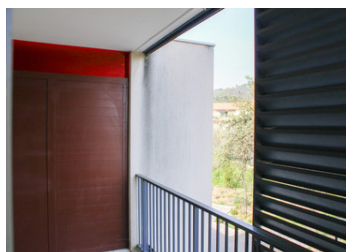


## INFORMATION

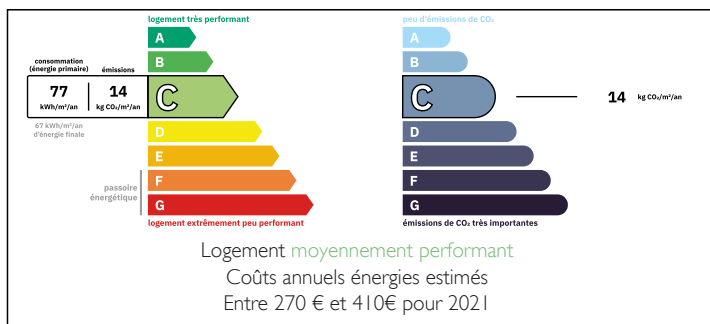
Town:	Hyères
Department:	Var
Bed:	1
Bath:	1
Floor:	38 m <sup>2</sup>
Outside Space:	9 m <sup>2</sup>

## IN BRIEF

T2 apartment of 36sqm apartment located in a recent building close to amenities and the coast. Live just 10 minutes from the beaches of the Côte d'Azur, on the outskirts of a charming town, and take advantage of lock and leave potential. A loggia provides ample space for outdoor dining or living. Also, ideal for a couple looking for an easy to live, low maintenance property. 2 parking places are sold with this unit, one of which is located in the underground car park. Great storage in the bedroom and hallway, generous bathroom. A north facing property to keep you cool in summer.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

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Co-owned building of 3 units

Provisional annual charges: 968€

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 968 EUR**

**Taxe habitation: EUR**

## NOTES