

199 000 €

Contact agency
AGV GARELLI immobilier

8, Place d'Armes
83000 Toulon

04 94 92 96 96 / agvimmo@gmail.com

For sale apartment

2 rooms

Surface : 53 m²

Exposition : Est

Standing : residential

Building condition : NEW

Features :

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

1 bedroom

1 parking

Document non contractuel

02/05/2025 - Prix T.T.C



Apartment 4000 La Garde

2-room apartment on the ground floor in La Garde – An ideal living environment with the BRS and the PTZ AGV Immobilier offers you an exceptional 53 m² one-bedroom apartment on the ground floor, with a lovely 37 m² private garden and a terrace, located in the new residence in La Garde. Facing east, this apartment benefits from beautiful light from the morning, for days bathed in light. A pleasant and functional living environment. This one-bedroom apartment offers optimized living spaces, ideal for enjoying a private outdoor space. The 37 m² garden will allow you to create a true haven of peace, while the terrace will provide additional space for your moments of relaxation. The BRS: an innovative solution for becoming a homeowner The apartment is offered under the Real Solidarity Lease (BRS), a scheme that allows you to purchase a property at a reduced price while benefiting from tax advantages. Thanks to the BRS, you can access a reduced VAT rate of 5.5% and benefit from the Zero Rate Loan (PTZ), a favorable loan that allows you to finance your purchase without paying interest. What is BRS? The BRS is a mechanism that allows you to purchase the apartment, but not the land on which it is built. In effect, you become the owner of the property (the apartment), but the land remains the property of a public or private entity. This reduces the purchase cost of the property, making the acquisition more accessible. The PTZ: a helping hand to finance your property The Zero-Rate Loan (PTZ) is an additional form of assistance that allows first-time buyers to finance part of their property purchase without having to repay interest. This scheme, which can be combined with the BRS (Real Estate Mortgage), represents a real opportunity to realize your dream of becoming a homeowner under advantageous conditions. Conditions of access to the BRS and the PTZ: The BRS is subject to a resource ceiling. To find out if you are eligible, contact us to verify your situation. This system 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 location and property type criteria. We will be there to guide you through these points and help you optimize your financing. An ideally located and accessible apartment The location of this apartment in the quiet, residential Savels neighborhood of La Garde is perfect for those seeking tranquility while remaining close to amenities. You'll be just 1 km from the city center, with easy access to shops, schools,

universities, and public transport. Major highways allow you to quickly reach the region's main cities. A perfect program for first-time buyers If you're a first-time buyer, this one-bedroom BRS apartment is an excellent opportunity to become a homeowner at a lower cost. The development is designed to offer you easy access to home ownership while respecting your budget. For any additional information on the BRS (Reduced Mortgage 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 :

Well condominium

199 000 € fees included