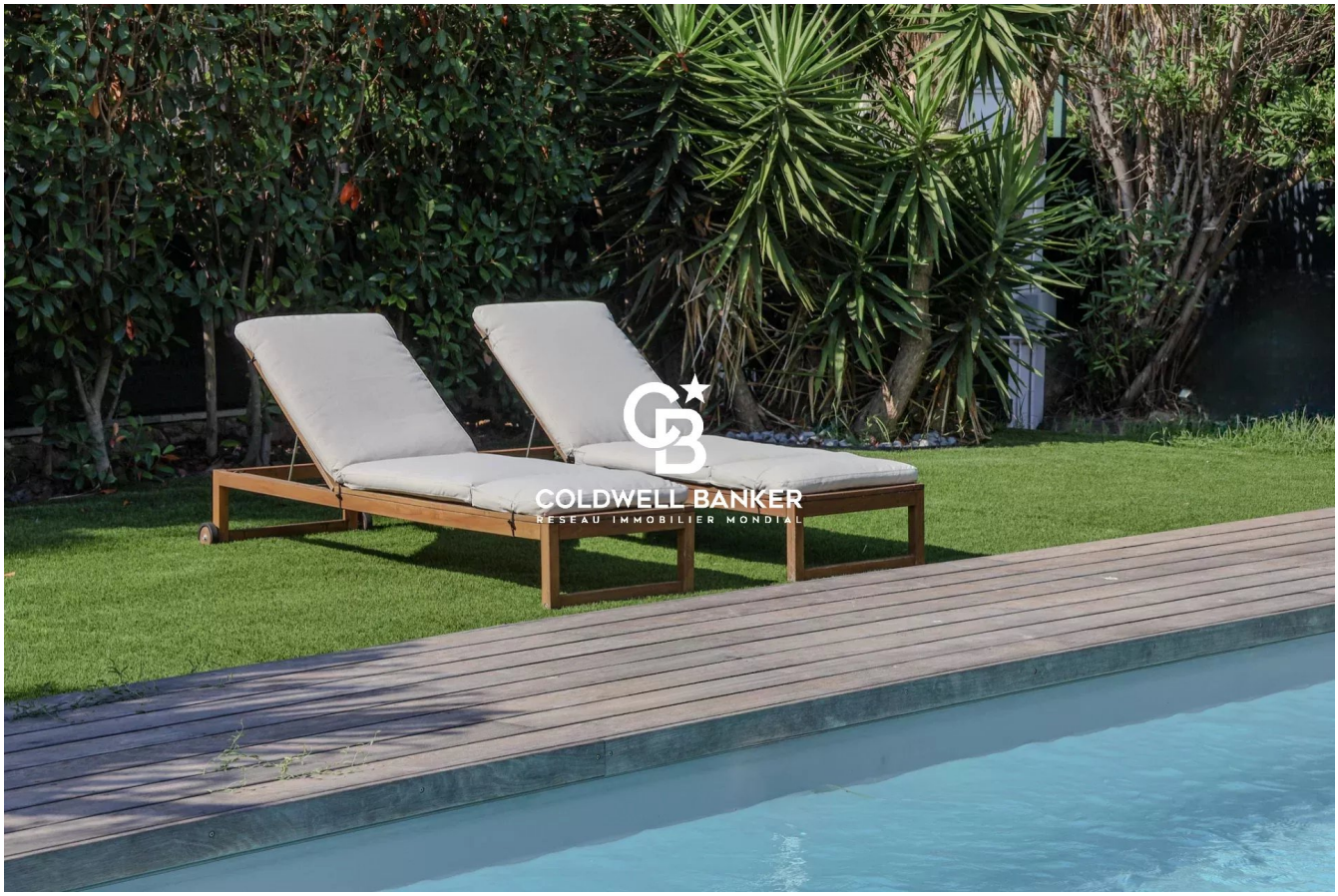
COLDWELL BANKER
EUROPA REALTY

House Hyères 185 m²



SALE PRICE : 1 493 000 €

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DESCRIPTION

Just a few steps from the town centre, discover this house, completely renovated in 2021, offering a privileged living environment that combines charm, comfort and high-quality features.

Offering approximately 185 sqm of living space on a 700 sqm plot, the property benefits from a pleasant outdoor area with a swimming pool, as well as several parking spaces.

The ground floor features a spacious living and dining area, offering generous volumes and a warm atmosphere, as well as a first en-suite bedroom on the same level, ideal for comfort and privacy.

Upstairs, the sleeping area comprises two bedrooms, a second en-suite bedroom and an office, which could easily be converted into an additional bedroom according to your needs.

Renovated in 2021 with particular attention to detail and finishes, the property stands out for its use of high-quality, refined materials and premium features, creating an atmosphere that is both contemporary, warm and timeless. The house is also fully air-conditioned, ensuring optimal comfort throughout the year.

Outside, the 700 sqm plot features a swimming pool, perfect for relaxing and enjoying convivial moments, as well as several parking possibilities.

A rare property combining an excellent location, generous living spaces and a high-quality renovation, just a few steps from the town centre.

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Information regarding the risks to which this property is exposed is available on the Géorisques website: http://www.georisques.gouv.fr

As part of our viewing procedure, you may be asked to provide proof of identity. No documents will be retained.

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FEATURES

Property type:	House	Area:	185.0 m²	Property tax:	€3.00
Number of rooms:	8 rooms	Number of bedrooms:	5 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 61

Greenhouse gas emissions (GHG) index: A 2

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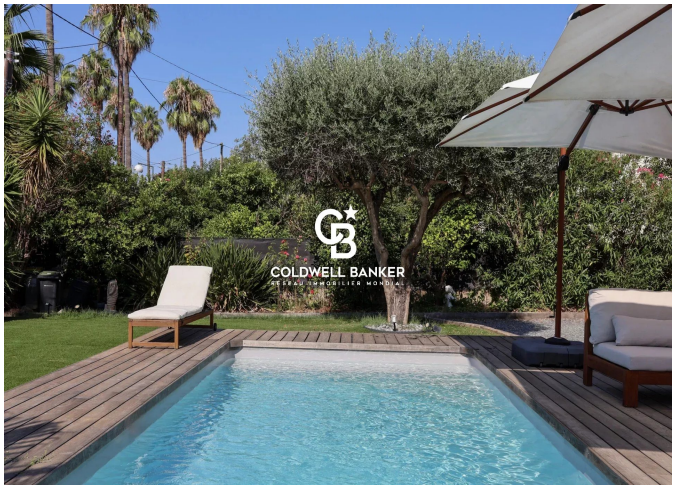



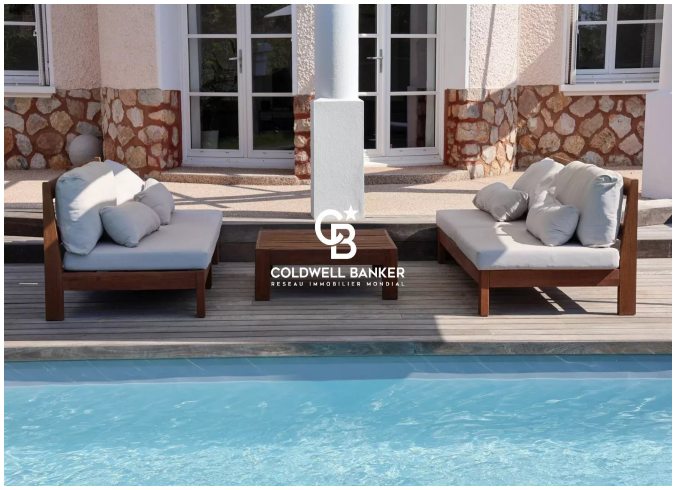

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