COLDWELL BANKER
EUROPA REALTY

House Hyères 120 m²



SALE PRICE : 1 510 000 €

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50 avenue Etienne Gola
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Mer

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DESCRIPTION

Located on Île du Levant, this rare 120 m² villa sits in the heart of 1,610 m² of enclosed, landscaped grounds.

Facing the Mediterranean Sea and Île de Port-Cros, it offers an exceptional, unspoilt and intimate setting between the sea, pine trees and absolute tranquillity.
Facing west, the property enjoys the sun until its last rays. At the end of each day, the vast terrace is bathed in golden light while the sky is tinged with flamboyant shades above the horizon:
a daily spectacle, the true signature of the place.
The main level is organised around a living room of approximately 30 m², bathed in natural light, with a separate kitchen and direct access to a 60 m² panoramic terrace. A bedroom with an en-suite shower room completes this level, offering a lifestyle that is largely open to the outdoors. On the lower floor, two separate bedrooms, each measuring approximately 20 m², have their own shower room and direct access to the saltwater heated swimming pool, creating genuine suites for guests to enjoy complete independence. The upper floor houses a 25 m² office, extended by an intimate terrace, ideal for an inspiring workspace or private lounge. With meticulous finishes, every detail has been designed to offer contemporary comfort in keeping with the spirit of the place. The villa thus has three bedrooms and three shower rooms, a perfect layout for entertaining family and friends or considering a high-end accommodation business. The complex enjoys complete privacy, with no neighbours opposite and panoramic sea views in every direction. There are no cars on Île du Levant: you get around on foot, along shaded paths scented with the aroma of the garrigue. Shops and restaurants are open all year round, offering a friendly and peaceful atmosphere. At night, the absence of light pollution reveals a spectacular starry sky.

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FEATURES

Property type:	House	Area:	120.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	3 bedrooms				

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 120

Greenhouse gas emissions (GHG) index: A 3

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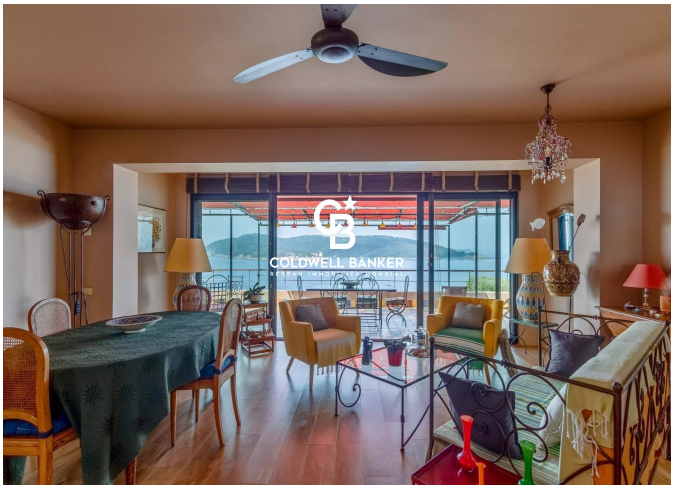







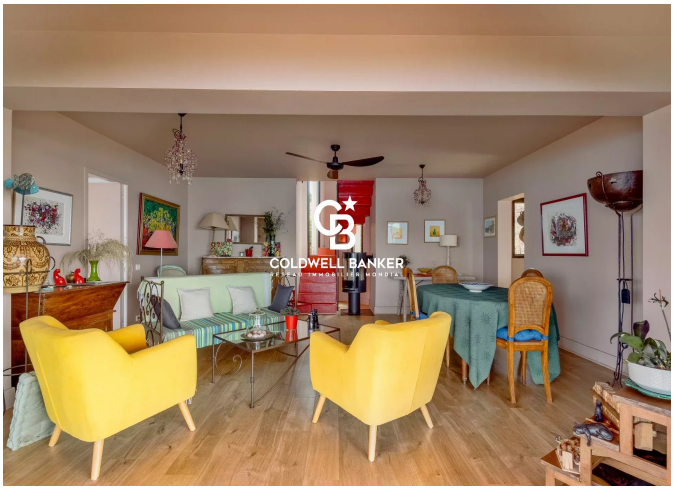



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