COLDWELL BANKER
EUROPA REALTY

House Hyères 140 m²



SALE PRICE : 1 236 000 €

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DESCRIPTION

La Capte, Ideally located in the heart of the village, just a few steps from the beaches and local amenities, this freehold 156 sqm property impresses with the quality of its features and its privileged location.
Built in 2022 with premium materials, it offers an exceptional living environment in one of the most sought-after areas of the Giens Peninsula.

With a capacity to accommodate 8 to 10 guests, the ground floor features a spacious, light-filled living area with an open-plan kitchen, fully equipped and finished to a high standard.
A master suite with private bathroom and hammam completes this level with elegance.

An intimate patio, accessible from all rooms on the ground floor, allows you to enjoy the outdoors in total privacy.
An independent guest annex includes a bedroom with a wash basin, perfect for hosting family or friends in complete autonomy.

Upstairs, two generous bedrooms, one of which enjoys a sea view, along with a modern shower room and separate toilet, provide optimal comfort.
A tropezienne terrace with a four-person jacuzzi creates a true outdoor relaxation space.

Blending charm, modernity and refinement, this property is a rare find in La Capte. Designed for both comfort and practicality, it is perfectly suited for year-round living as well as seasonal stays, thanks to its easy setup during the summer months.

Just 5 minutes from Toulon-Hyères Airport and 10 minutes from Hyères train station, it enjoys remarkable accessibility while remaining nestled in a preserved natural setting.
Let yourself be captivated by the magic of La Capte!

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

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FEATURES

Property type:	House	Area:	140.0 m²	Property tax:	€2.00
Number of rooms:	5 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 71

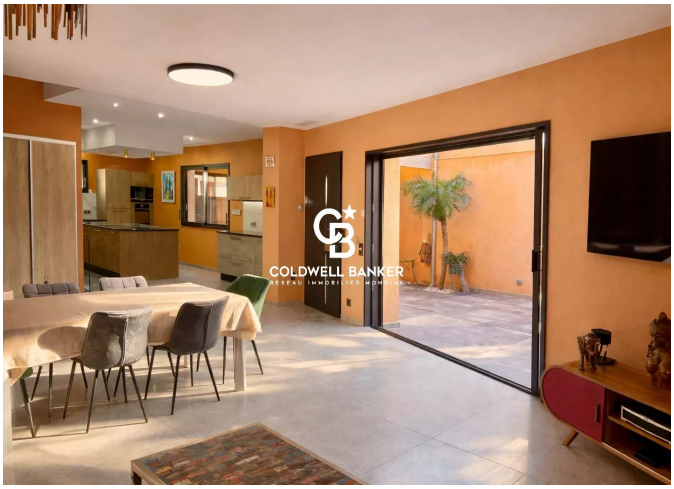
Greenhouse gas emissions (GHG) index: A 2

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