COLDWELL BANKER
EUROPA REALTY

House Hyères 143 m²



SALE PRICE : 885 000 €

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DESCRIPTION

Located on the Château hill in Hyères, just a 5-minute walk from the city center, this beautiful 143 m² house combines comfort, light, and privacy. It currently offers 3 bedrooms, with the possibility of converting a fourth bedroom, providing flexible living space according to your needs.
The open-plan kitchen and living room create a bright and inviting space, perfect for enjoying time with family or friends. The living room opens onto a sun-drenched terrace, with direct access to the lower level where the swimming pool is located.
The house also includes a garage suitable for one car, making this property both practical and functional. Situated in a prime location on the Château hill, you will enjoy a quiet residential area while being just a short distance from shops, schools, and city amenities. Nestled in a peaceful neighborhood, this home offers an ideal living environment for a family looking to combine comfort, space, and proximity to the heart of Hyères.

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Information about risks affecting this property is available on the Géorisques website:
www.georisques.gouv.fr
The property is located in an area subject to mandatory brush clearing.

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FEATURES

Property type:	House	Area:	143.0 m²	Property tax:	€3.00
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): D 237

Greenhouse gas emissions (GHG) index: B 7

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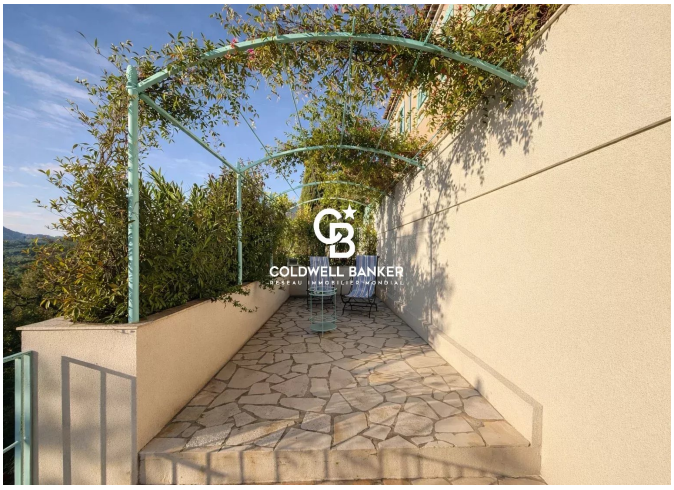



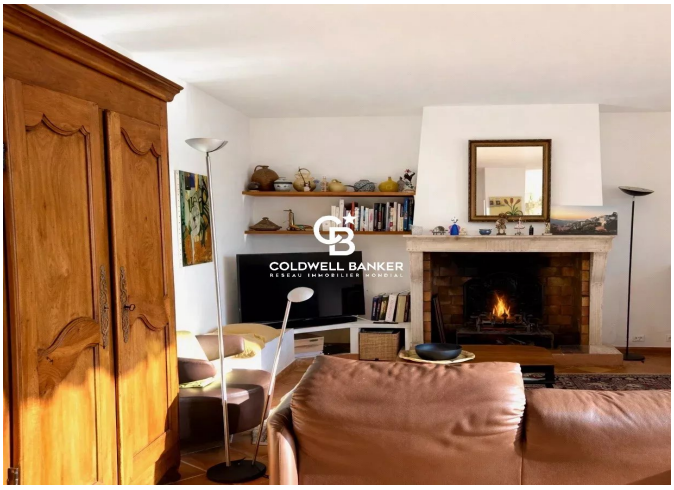





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