COLDWELL BANKER
EUROPA REALTY

House Hyères 170 m²



SALE PRICE : 1 990 000 €

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DESCRIPTION

When architecture becomes a signature.
There are homes you simply visit.
And then there are those you truly experience.

Nestled in the highly sought-after district of La Capte, on the Giens Peninsula, this remarkable 170 sqm architect-designed villa offers a distinctive identity. Created for those who seek an inspiring lifestyle beyond conventional living, it is a home where architecture and emotion come together effortlessly.
Ideally located just 5 minutes from Toulon–Hyères International Airport and less than 10 minutes from Hyères train station.

Set across two adjoining plots totaling 431 sqm, the property unfolds over two levels in a loft-inspired design, where generous volumes interact beautifully with natural light. Every perspective reveals a new dimension, creating a seamless flow between spaces and offering different ways to enjoy the home throughout the day and across the seasons.

Reflecting the spirit of the property, the kitchen embraces simplicity. Functional and minimalist, with subtle vintage influences, it blends naturally into the living spaces while opening effortlessly onto the outdoor areas, creating a harmonious connection between inside and out.

Occupying one wing of the upper floor, the primary suite impresses with its generous proportions, soaring ceilings, private bathroom, separate toilet and delightful sea views, creating a peaceful retreat overlooking the Mediterranean.

On the opposite wing, a second bedroom also enjoys beautiful sea views. Extended by a private terrace with its own relaxation area, it offers the perfect setting to unwind while enjoying the tranquil surroundings. Its en-suite shower room and toilet complete this elegant guest suite.

On the ground floor, a third bedroom reveals a character all of its own. Also benefiting from a private shower room, it features an unexpected architectural detail that contributes to the home’s unique personality a delightful surprise awaiting discovery during a private viewing.

Designed to welcome family and friends, the property comfortably accommodates up to six guests while preserving each person’s privacy, making it equally suited to weekend escapes or extended holidays.

A garage ideal for bicycles and motorcycles, two additional outbuildings, an outdoor utility room and private parking for two vehicles complete the property.

Yet what truly sets this home apart extends far beyond its dimensions or its layout.

It is its identity.

A bold architectural vision, inspiring living spaces and that rare ability to create an immediate emotional connection.

Because exceptional properties are not chosen by reason alone—they simply feel like the obvious choice.

Virginie Bertrand-Bondil
Managing Partner
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Registered with the Toulon Trade and Companies Register RCS under No. 977 802 644.
Professional Liability Insurance:
GAN Assurances Policy No. 314959512000.

This property is located in an area subject to mandatory vegetation clearance regulations under French law ("Obligation de Débroussaillement").
Information regarding the natural, mining and technological risks to which this property is exposed is available on the official French government website: www.georisques.gouv.fr.

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FEATURES

Property type:	House	Area:	170.76 m²	Property tax:	€2.00
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): B 100

Greenhouse gas emissions (GHG) index: A 3

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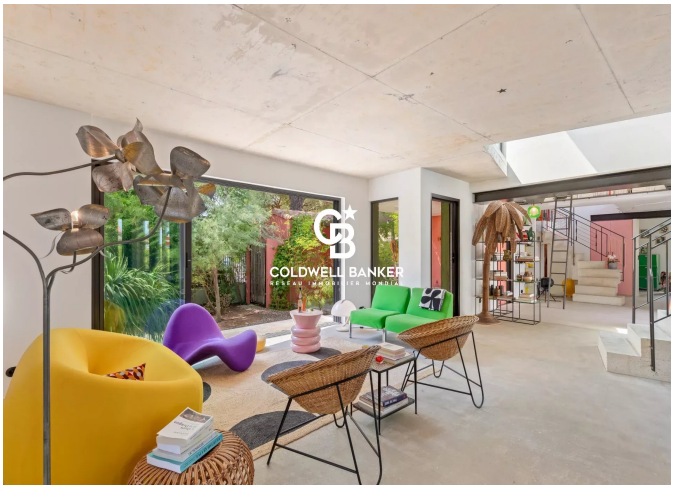

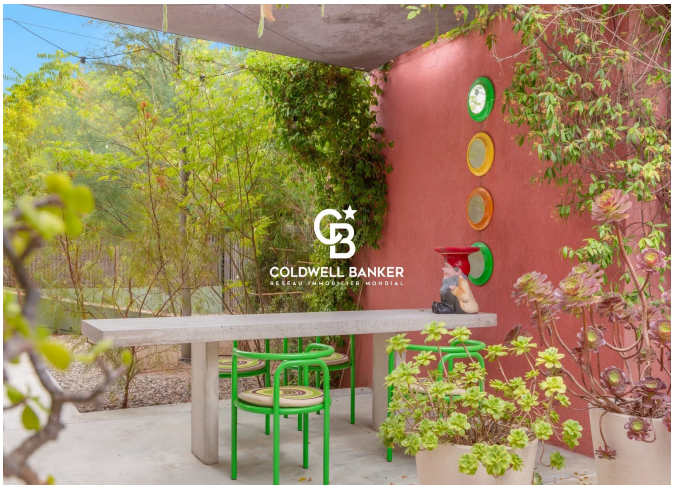







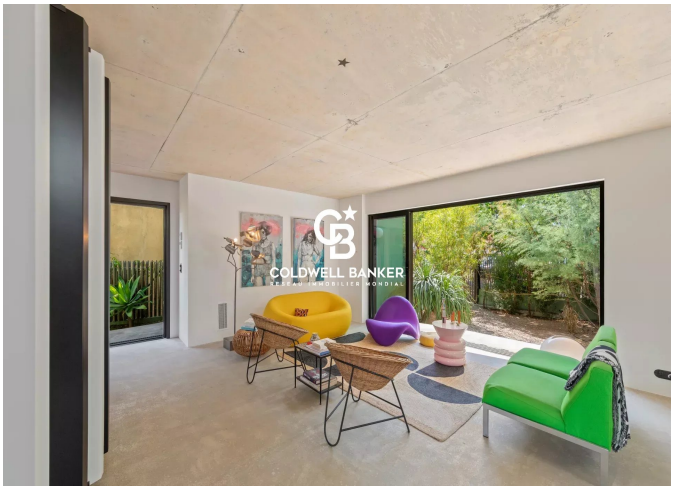

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