COLDWELL BANKER
EUROPA REALTY

House Hyères 95 m²



SALE PRICE : 630 000 €

EMAIL : VIRGINIE.BERTRAND@COLDWELLBANKER.FR

EXCLUSIVITY

26 Avenue du Général de Gaulle
France, 83320, Carqueiranne

PHONE : +33494624786
virginie.bertrand@coldwellbanker.fr

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DESCRIPTION

This villa, ideally located in the peaceful La Maunière area of Hyères, offers exceptional potential for renovation or expansion. Set on a spacious 3,075 m² plot, including approximately 830 m² in a constructible zone (UEd), it represents a rare opportunity to bring your real estate projects to life.

The plot, which can accommodate a swimming pool, enjoys a stunning open view with a glimpse of the sea. Utility connections are located at the edge of the property for easy access, and a fire hydrant is nearby for added safety.

Perfectly situated, this villa is just a five-minute drive from shops and amenities, while being nestled in a quiet residential neighborhood.
Great opportunity in a quiet, unspoilt area close to the center and beaches!

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The property is located in an area subject to compulsory brush clearence.information on the risksto which this property is exposed is availabe on the georisques website: www.georisques.
gouv.fr

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FEATURES

Property type:	House	Area:	95.0 m²	Number of rooms:	4 rooms
Number of bedrooms:	3 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): F 350

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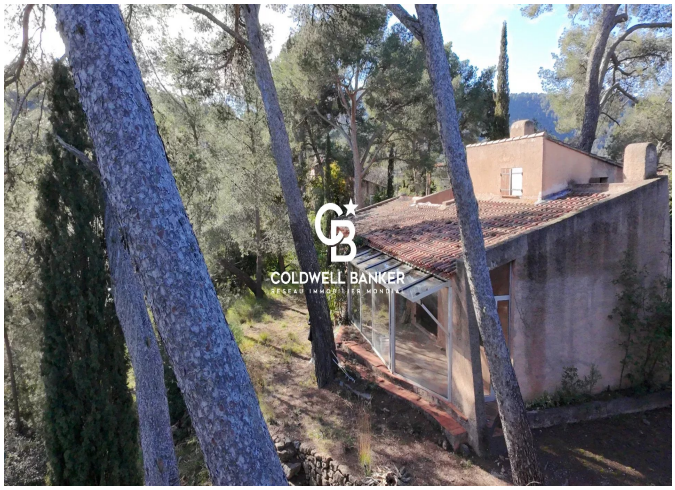

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