

Maison Hyères 143 m<sup>2</sup>

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PRIX DE VENTE : 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 m<sup>2</sup> 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](http://www.georisques.gouv.fr)

The property is located in an area subject to mandatory brush clearing.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	143.0 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	5 rooms	NB de chambres :	3 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

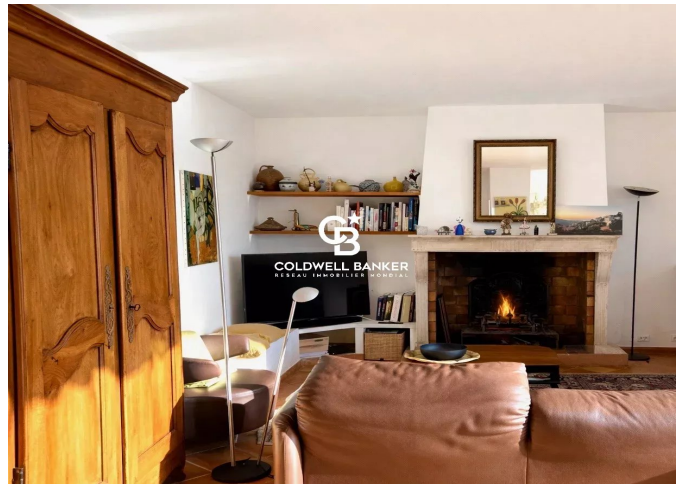
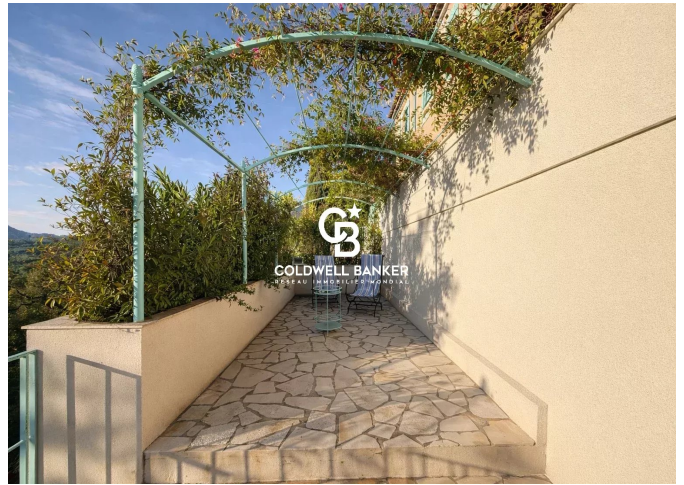
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 237

Indice d'émission de gaz à effet de serre (GES) : B 7



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