

Maison Hyères 360 m²



PRIX DE VENTE : 1 750 000 €

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DESCRIPTION

Exceptional 370 m² property nestled in a green haven

This magnificent Mediterranean-style house offers an exceptional living environment, combining generous spaces, comfort, and privacy.

The main house of 260 m² stands out for its high-quality features and bright, sun-filled rooms thanks to its south-facing exposure. It includes a spacious, welcoming living room, extended by a dining area, perfect for entertaining. On the lower floor, a large reception room opens onto the indoor and outdoor swimming pools, providing an ideal space for relaxation or hosting exceptional gatherings.

The sleeping area comprises three suites completing the first floor, while a fourth suite, located on the upper floor, opens onto a solarium overlooking the property, offering a sea view and a perfect space to enjoy the sun and the scenery in complete tranquility. Each suite features a private bathroom, ensuring comfort and independence for all occupants.

An 80 m² annex harmoniously completes the property. Fully fitted, it includes a kitchen, a cozy living room, three bedrooms, and a bathroom, offering multiple possibilities: family accommodation, guest house, rental project, or professional activity.

The property is set on an exceptional 10,000 m² plot, bordered and surrounded by wooded land, ensuring absolute calm, privacy, and a privileged natural setting.

Ideally located near all amenities, the property is just 10 minutes from the town center and the beaches, 5 minutes from the train station, with easy access to the airport.

A rare property, ideal for a large family, hospitality project, or nature lovers seeking a unique place.

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Information on 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.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	360.0 m ²	Taxe foncière :	€6.00
NB de pièces :	10 rooms	NB de chambres :	7 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

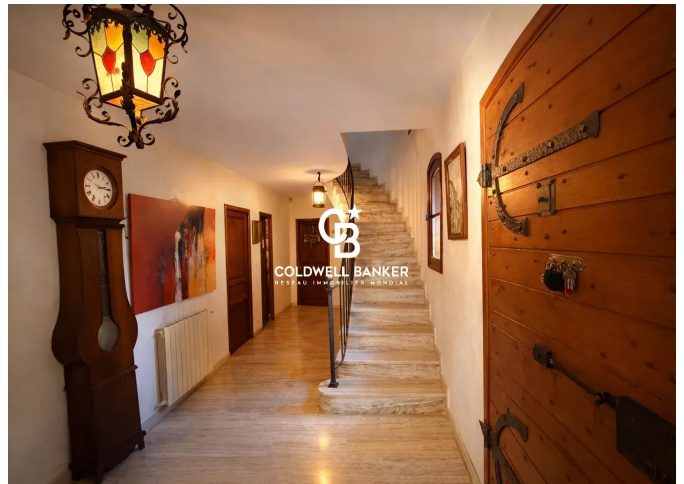
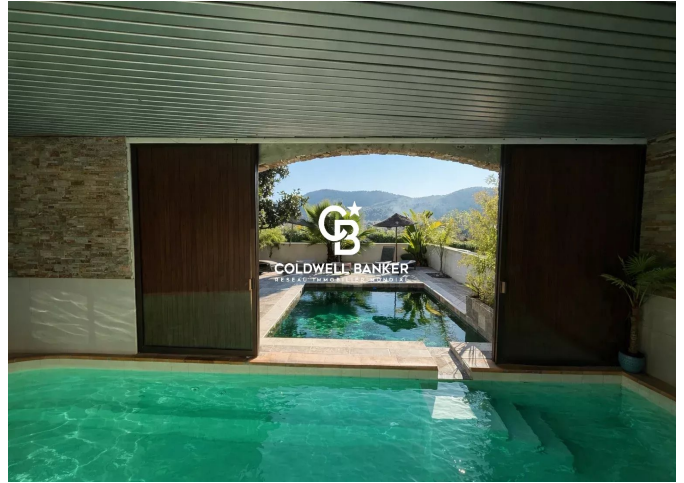
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 206

Indice d'émission de gaz à effet de serre (GES) : D 44



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