

Maison Hyères 95 m²



PRIX DE VENTE : 630 000 €

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EXCLUSIVITÉ

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 clearance. Information on the risks to which this property is exposed is available on the georisques website: www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	95.0 m ²	NB de pièces :	4 rooms
NB de chambres :	3 bedrooms				

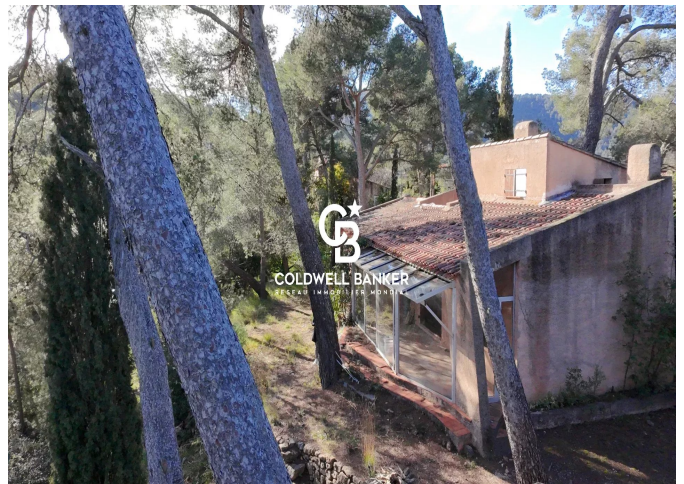
Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : F 350



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