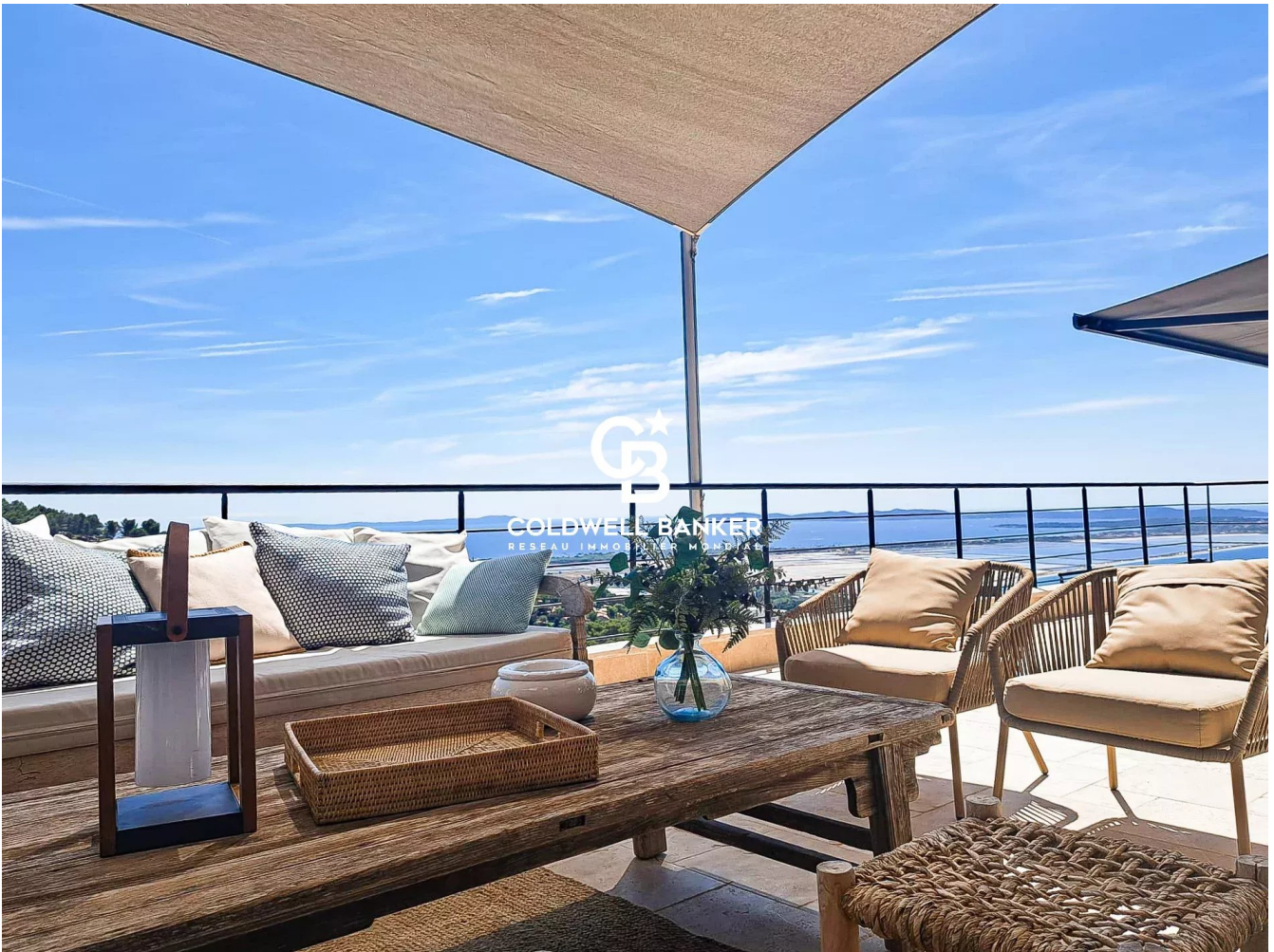




**COLDWELL BANKER**  
**EUROPA REALTY**

Maison Hyères 280 m<sup>2</sup>

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SALE PRICE : 2 998 000 €

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## DESCRIPTION

Just a few minutes from Hyères airport, this magnificent, recently renovated villa offers a breathtaking view of the double tombolo of Giens and the islands of Hyères.

Set in 1100m<sup>2</sup> of grounds with a superb infinity pool, this property is the ideal setting for a second home, or for year-round living with the feeling of being on vacation every day!

A beautiful kitchen/dining room and scullery, a living room with a cocooning lounge area and a very convivial reception area opening onto the south-facing terrace with its omnipresent sea view make this an exceptional property.

The first floor features a magnificent master suite with dressing room.

As for the space on the lower level, it could be dedicated to children or friends, with its 4 bedrooms, study and shower rooms!

A superb property in which to enjoy magnificent moments of sharing, conviviality and serenity!

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Information on the risks to which this property is exposed 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. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)”

## FEATURES

Property type:	Maison	Area:	280.0 m <sup>2</sup>	Property tax:	€3.00
Number of rooms:	9 rooms	Number of bedrooms:	5 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

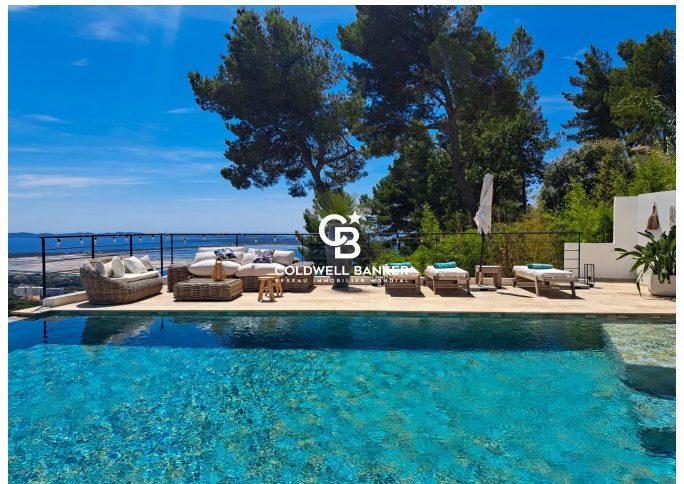
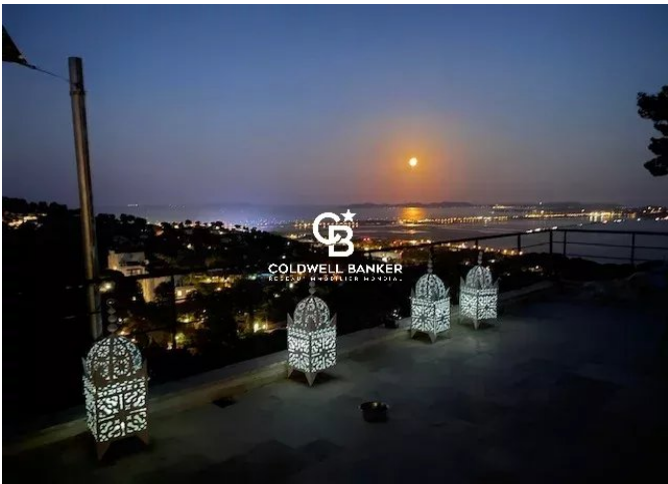
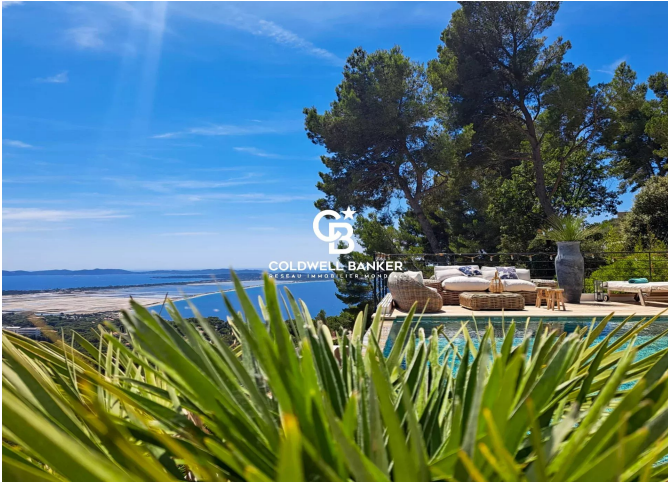
## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 113

Greenhouse gas emissions (GHG) index: A 3



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