

Maison Solliès-Pont 192 m<sup>2</sup>

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PRIX DE VENTE : 884 000 €

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## DESCRIPTION

Nestled in a sought-after residential area of Solliès-Pont , just thirty minutes from Hyères airport and the beaches the end of a quiet cul-de-sac ensuring peace and privacy, discover this elegant single-story villa featuring high-quality finishes.

Set on a magnificent, flat, tree-filled plot of 2,000 m<sup>2</sup>, it boasts a delightful heated swimming pool—perfect for enjoying sunny days in complete serenity. The property also offers ample parking space, ensuring optimal convenience just steps away from all amenities. With a south-facing aspect and a setting free from overlooking neighbors, the pool area serves as a true haven of peace, ideal for enjoying the outdoors in total privacy.

Gardening enthusiasts will appreciate the established vegetable garden at the rear of the property, which is supplied by a borehole and equipped with an automatic irrigation system.

Nearby, a spacious 70 m<sup>2</sup> garage-workshop comfortably accommodates two vehicles while providing generous space for storage or DIY projects.

Upon entering, the villa reveals a stunning, light-filled living area spanning 82 m<sup>2</sup>. Extending from this space, a large covered terrace invites you to share pleasant moments with family or friends, in both summer and winter.

The sleeping quarters comprise two beautiful master suites (29 m<sup>2</sup> and 20 m<sup>2</sup>) and three additional bedrooms sharing a bathroom. A separate toilet completes this area.

A laundry room and a pantry, ideally located, round out the property's excellent features.

Offering spacious interiors, quality amenities, and a prime living environment, this villa combines every advantage—representing a rare opportunity in the Solliès-Pont area, just minutes on foot from shops, schools, and all local amenities.

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"The property is located in an area subject to mandatory brush clearing regulations. Information regarding the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)"

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	192.48 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	7 rooms	NB de chambres :	5 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) : C 160

Indice d'émission de gaz à effet de serre (GES) : B 6



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