

## Splendid Bed and Breakfast with Swimming Pool in a Beautiful Parc in the South of France



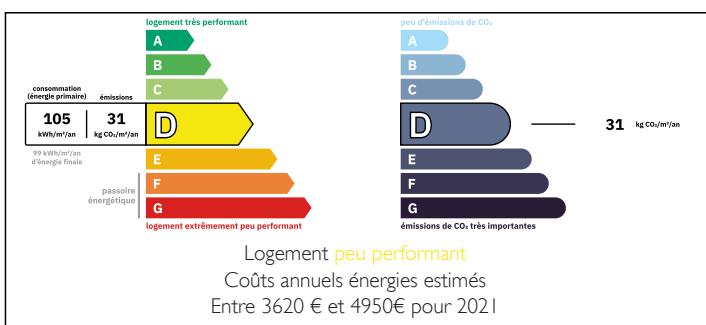
## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Hyères  |
| Department: | Var     |
| Bed:        | 9       |
| Bath:       | 8       |
| Floor:      | 443 m2  |
| Plot Size:  | 8552 m2 |

## IN BRIEF

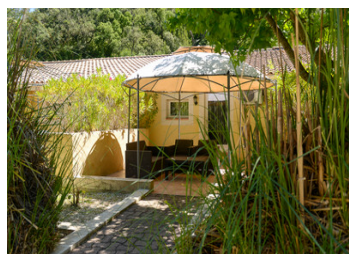
Nestled among the vineyards of Hyères, this former chicken farm has been transformed into a thriving Bed and Breakfast situated on an 8,552 m<sup>2</sup> plot, now a beautiful park with a wide variety of trees. The coast, with its stunning beaches and the charming town of Hyères are just a 15-minute drive away. This successful Chambres d'Hôtes features four 25 m<sup>2</sup> guest rooms, each with its own bathroom and private terrace, as well as two 50 m<sup>2</sup> apartments, each with both front and rear terraces. The private section includes a spacious kitchen equipped with all modern conveniences, a 50 m<sup>2</sup> living room, currently used as breakfast area, a second 50 m<sup>2</sup> living room, the master bedroom with spacious en-suite bathroom and on the first floor two additional bedrooms sharing a bathroom. Surrounding the house are a swimming pool and...

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

|                  |          |
|------------------|----------|
| Taxe foncière:   | 4800 EUR |
| Taxe habitation: | EUR      |

## NOTES

## DESCRIPTION

Highlights of this B&B:

**Prime Location:** Nestled among the vineyards, this B&B is just 15-20 minutes from the coast and in close proximity to charming towns like Hyères and Toulon, as well as picturesque French villages such as Pierrefeu and Bormes-les-Mimosas. Both airport and train station are within half an hour drive.

**Extensive Garden:** Spanning 8,552 m<sup>2</sup>, the garden is designed like a park with a diverse array of trees and plants. Numerous sitting areas invite guests to relax and enjoy the serene surroundings. Features include a private pond, beautiful details, and a jeu-de-boules court.

**Comfortable Accommodations:**

- Four spacious rooms (25 m<sup>2</sup> each) accommodating from 2 up to 4 guests, each with a private bathroom with a shower and a private terrace.
- Two apartments with kitchen, bathroom, and two terraces, accommodating up to 6 people.
- A mobile home with a private terrace situated in a quiet part of the park.

**Swimming Pool:** A beautifully landscaped swimming pool area with ample space for breakfast tables and plenty of sunbeds for guests.

**Communal Spaces:** The large veranda serves as a cozy communal area for guest interaction throughout the year. One of the two living rooms features a small bar, ideal for socializing during cooler months.

**Private Quarters:** The private section includes:

- A spacious second living room (50 m<sup>2</sup>).
- A bedroom with an en-suite bathroom (totaling 50 m<sup>2</sup>).
- Two additional bedrooms on the first floor with a shared bathroom.

High ceilings with exposed beams add character to these rooms.