

Beautiful villa with panoramic sea views



INFORMATION

Town:	Hyères
Department:	Var
Bed:	3
Bath:	1
Floor:	151 m2
Plot Size:	700 m2

IN BRIEF

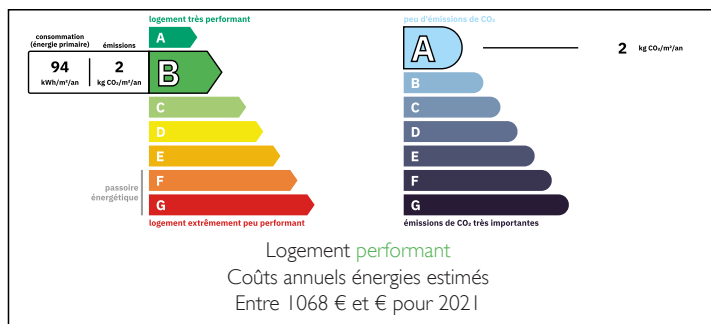
Located in a residential area, this 151 m² villa will charm you with its breathtaking view of the Bay of Hyères. Its summer kitchen allows you to enjoy the panorama in the shade and entertain family and friends by the pool.

You will be captivated by the warm atmosphere of the living room with its fireplace and the open-plan kitchen leading to the terrace. This recently renovated villa also includes 4 bedrooms, 2 of which have en-suite bathrooms, and a bright space that can serve as an office.

The pool and sauna will provide you with moments of relaxation in complete tranquility. The villa benefits from water from the Canal de Provence, and its new solar panels provide total autonomy.

This villa, accessible by a staircase, is part of a condominium of 2 units, perfectly designed to

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.



DESCRIPTION

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This villa, accessible by a staircase, is part of a condominium of 2 units, perfectly designed to preserve everyone's privacy. It features a closed garage and a parking space.

A villa to discover quickly, with many assets to charm you!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2500 EUR

Taxe habitation: EUR

NOTES