

**895 000 €**

**For sale house**

**Surface : 210 m²**

**Surface of the living : 35 m²**

**Surface of the land : 561 m²**

**Exposition : Sud ouest**

**View : Campagne**

**Inner condition : good**

**Couverture : tiles**

**Features :**

pool, double glazing, calm

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 parking

1 cellar

Document non contractuel

05/05/2025 - Prix T.T.C



### House Hyères

Spacious villa with open view – Paradis residential area in Hyères Ideally located in the sought-after Paradis district, a few minutes walk from the city center, this 210 m² villa offers a peaceful living environment on a 561 m² plot, with a beautiful unobstructed view of the Château hill. Layout: Ground floor: Kitchen and dining room of 35 m², opening onto a closed veranda of 35 m². Half-step : Shower room, WC, dressing room and office. 1st floor: Two bedrooms, one of which is extended by a closed veranda. Bathroom and toilet. Large living room of 50 m², easily convertible into one or two additional bedrooms. R+2: Large mezzanine with access to a balcony. Converted attic space, offering additional potential. Exteriors and annexes: Quiet garden with beautiful swimming pool (6.5 m x 2.5 m). Closed outbuilding on garage of 20 m², convertible into an independent studio. Garage + parking. Highlights: Completely new and double insulated roof. Built in perfect general condition, no work required. To visit without delay! (+33) 626019845 pierre@histoire-de-pierres.com

#### Legal information

895 000 €

