

Renovator's Dream by the Sea in the Hills between Hyères and Carqueiranne with stunning Sea View



INFORMATION

Town:	Hyères
Department:	Var
Bed:	3
Bath:	2
Floor:	118 m2
Plot Size:	500 m2



IN BRIEF

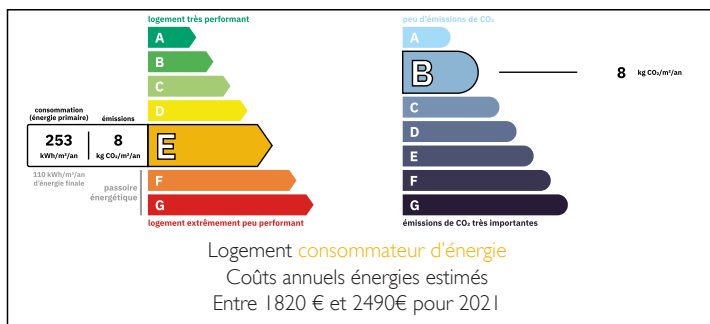
This 3-bedroom house is brimming with potential, awaiting your personal touch to transform it into the ultimate seaside heaven.

Located in the hills between Hyères and Carqueiranne on the Mediterranean coast with a view over the Sea, the Presque Isle de Giens and Porquerolles.

From almost every room, you can enjoy the unobstructed views over the Mediterranean, the peninsula of Giens and the island Porquerolles. Whether you want to use the villa as a holiday home or live in it permanently, everything is possible. The living room with its wooden-beamed ceiling has plenty of light due to the sliding door to the terrace and has the potential to become a very pleasant living space.

Two bedrooms (about 12 m2 and 14 m2) and a bathroom are on the ground floor. The third bedroom (about 11.5 m2), which has its own...

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 habitation: EUR

NOTES

DESCRIPTION

Built in 1993, the house is located in a small lotissement with 27 units on Mont des Oiseaux, which is protected in its entirety by barriers at the entrances. The plot of 500 m² is in the middle of the lotissement.

The design of the house aims to maximise enjoyment of its location and views, and therefore the layout is not ordinary. The spacious entrance hall gives access to the living room, a bedroom of about 12 m², the utility room and the separate toilet, which is built in under the stairs. From the hall, a corridor of 3.5 m leads to the bathroom and a second bedroom of 14 m², where you can enjoy the view over the water from your bed.

The living room (about 33 m²) has plenty of light through the sliding door to the terrace and through a window on the side. Extra charm comes from the beautiful wooden beams in the high ceiling.

The kitchen of about 11 m² is located next to the living room and has three entrances: from the living room, from the terrace and from the entrance. The kitchen is fully equipped and has plenty of storage space, but is in original condition, so some modernisation may be desirable.

Next to the kitchen, there is an utility room of 4m², where a washing machine and/or dryer can be placed with ease.

The ground-floor bathroom has a bathtub, double sink, a toilet and a walk-in shower. The...