

1 149 500 €

**Buying house**

6 rooms

Surface : 131 m<sup>2</sup>

Surface of the land : 564 m<sup>2</sup>

Year of construction : 1959

View : Mer panoramique

External condition : good

**Amenities :**

Bedroom on ground floor, double glazing,  
Automatic gate, calm

5 bedroom

1 terrace

1 bathroom

2 show ers



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**House 1732 Hyères**

Located on the heights of Hyères, this villa offers a unique setting with a 180° sea view and a contemporary style perfectly integrated into its surroundings. Set on a 564 m<sup>2</sup> plot, it impresses with its brightness, spaciousness, and peaceful atmosphere. An open, modern, and bright living space The large living room, extended by a spacious wooden terrace, features huge bay windows, creating a seamless flow between indoor and outdoor. Loft-style ambiance with wood-effect flooring and exposed metal beams. Features Modern open-plan kitchen with black lacquered fronts and a wooden countertop. 3 contemporary bathrooms with natural materials and walk-in showers. 5 cozy and well-arranged bedrooms. Optimized outdoor space: plancha/barbecue area and shaded terrace facing the sea. Flexible layout The house can accommodate two independent units (approx. 80 m<sup>2</sup> and 50 m<sup>2</sup>) depending on your needs: holiday rental, family use, remote work... A rare property...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1010 and 1410 € (reference year 2023)  
Document non contractuel - 30/11/2025

**Legal information**

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



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