

Large 4 bedroom luxury apartment located in the hills above Hyères.

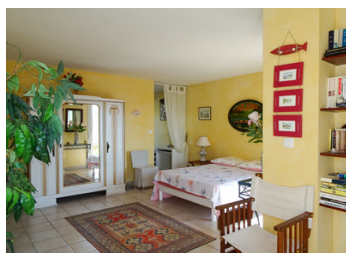


INFORMATION

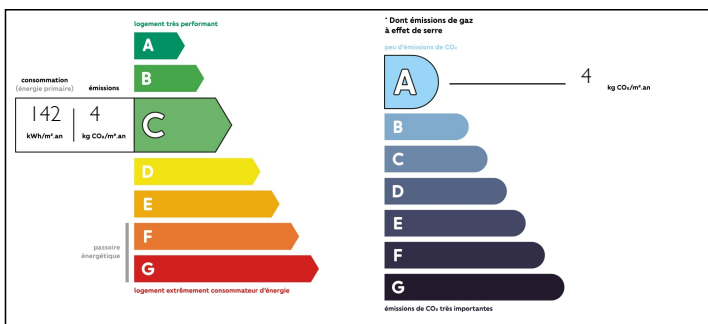
Town:	Hyères
Department:	Var
Bed:	3
Bath:	2
Floor:	126 m2
Outside Space:	44 m2

IN BRIEF

IN A SOUGHT-AFTER NEIGHBORHOOD WITH UNOBSTRUCTED VIEWS, 5-ROOM DUPLEX APARTMENT ON 3RD AND TOP FLOOR WITH ELEVATOR ACCESS



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: 2200 EUR

NOTES

DESCRIPTION

FACING EAST/WEST WITH A LARGE 32 M2 LIVING ROOM, SEPARATE KITCHEN, BEDROOM WITH CUPBOARD, SHOWER ROOM AND SEPARATE TOILET.

THE LIVING ROOM IS AIR-CONDITIONED, HAS A MARBLE FLOOR AND GIVES ACCESS TO A LARGE 19M2 TERRACE WITH ELECTRIC AWNINGS.

UPSTAIRS YOU'LL FIND THREE BEDROOMS, INCLUDING A MASTER SUITE WITH LOGGIA AND EN-SUITE BATHROOM.

THIS LEVEL IS COMPLETED BY A SHOWER ROOM AND SEPARATE TOILET, AS WELL AS A LARGE 25M2 TERRACE IDEAL FOR SUNBATHING AND CREATING YOUR OWN HANGING GARDEN.

TWO BEDROOMS ARE AIR-CONDITIONED. THE APARTMENT IS EQUIPPED WITH DOUBLE GLAZING, PLENTY OF STORAGE SPACE, A CLOSED GARAGE, AN OPEN GARAGE AND A CELLAR.

COLD WATER IS INCLUDED IN THE €240/MONTH SERVICE CHARGE AND THE PROPERTY TAX IS €2200/YEAR.

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