LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A29833JDH83 Price: 980 000 EUR

agency fees to be paid by the seller

Spacious Country House with Pool and Landscaped Gardens near Hyères – Former B&B with Great Rental Potential







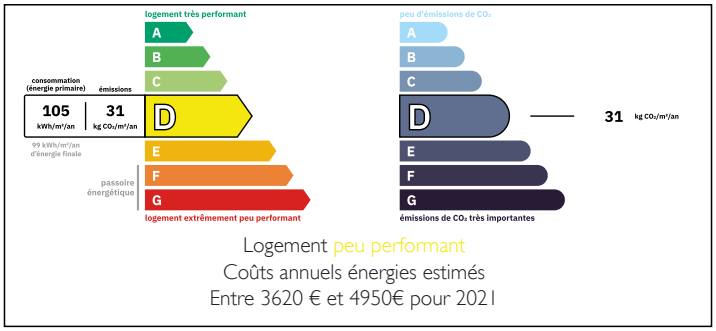








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3620 € et 4950€ pour 2021

INFORMATION

Town:	Hyères
Department:	Var
Bed:	9
Bath:	8
Floor:	443 m2
Plot Size:	8552 m2

IN BRIEF

Beautiful country house set among the vineyards near Hyères on the French Riviera, surrounded by 8,552 m² of landscaped gardens with mature trees, a swimming pool and several terraces.

Formerly operated as a successful Bed & Breakfast, this spacious property offers exceptional flexibility as a private family residence, multigenerational home or property with holiday rental potential.

Accommodation includes four independent en-suite guest bedrooms with private terraces, two 50 m² apartments with front and rear terraces, two generous 50 m² living rooms, a fully equipped modern kitchen, a master suite and two further bedrooms.

Just 15 minutes from the Mediterranean beaches and the historic centre of Hyères, the property combines peaceful Provençal countryside living with easy access to the coast.

A rare opportunity to enjoy a beautiful home in the South of France while retaining the possibility of reviving its former chambres d'hôtes business, subject to...

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.

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LOCAL TAXES

Taxe foncière:	**4800 EUR**

NOTES

DESCRIPTION

Set among the picturesque vineyards of Hyères, in the heart of the French Riviera, this charming and spacious country house offers a rare combination of privacy, generous living accommodation and excellent potential for a hospitality business.

Formerly operated as a successful Bed & Breakfast (Chambres d'Hôtes), the property is now offered as a beautiful private residence, with the possibility of reviving its former guest accommodation business.

Originally a traditional Provençal farmhouse used for poultry farming, the property has been thoughtfully transformed into a welcoming and versatile home, surrounded by 8,552 m² of beautifully landscaped grounds with an impressive variety of mature trees and Mediterranean vegetation.

Despite its countryside setting, the property is conveniently located just 15 minutes from the historic town of Hyères and the stunning Mediterranean beaches, making it an attractive location for both permanent living and holiday accommodation.

The property offers an exceptionally flexible layout, ideal for a large family, multigenerational living, welcoming guests or restarting a Bed & Breakfast business.

The accommodation includes:
- Four independent guest bedrooms, each approximately 25 m², with its own private bathroom and terrace.
- Two spacious apartments, each approximately 50 m², benefiting from both front and rear terraces, ideal for family, friends or holiday rentals.
- A generous private living area with a fully equipped modern kitchen.
- A 50 m² reception/living room, previously used as the breakfast room for B&B guests.
- A second 50 m² living room, providing ample...