

Uniquely large flat, top floor flat located in a popular sector, 10 minutes from the coast.



INFORMATION

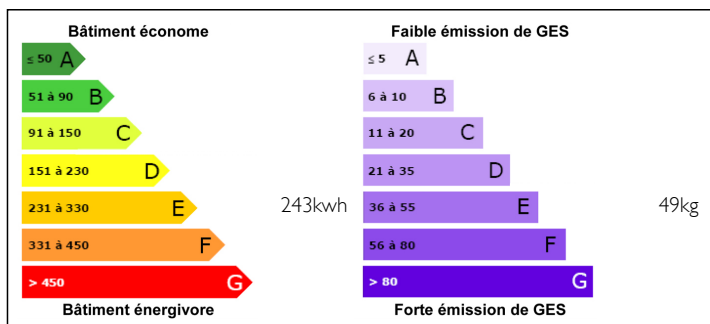
Town:	Hyères
Department:	Var
Bed:	4
Bath:	2
Floor:	131 m2
Plot Size:	0 m2



IN BRIEF

Rare to market and in a lovely, established neighborhood, this immense flat will charm you with its views and accessibility to the surrounding area. This property will need updating to bring it to a more modern style.

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.



DESCRIPTION

EXCEPTIONAL SURFACE AREA OF APPROX. 130M2 WITH 4 BEDROOMS, TWO OF WHICH OPEN ONTO THE OUTSIDE. LIVING ROOM AND DINING ROOM (APPROX. 30M2), LARGE KITCHEN (APPROX. 15M2). THE FLAT ALSO OFFERS GREAT COMFORT WITH TWO BATHROOMS, ONE COMPLETE WITH SHOWER CUBICLE, TWO TOILETS (ONE SEPARATE), DRESSING ROOM AND STOREROOM, PLUS TWO PRIVATE PARKING SPACES.

PLUS: A BARBECUE ON THE TERRACE

THIS PROPERTY WILL REQUIRE SOME REFURBISHMENT AND ELECTRICAL UPGRADING.

Co-owned building of 3 units
Provisional annual charges: 3250€

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

LOCAL TAXES

Taxe foncière: 1855 EUR

NOTES