

**540 000 €**

**Maison for sale**

**5 rooms**

**Surface : 77 m<sup>2</sup>**

**Surface of the living space : 27 m<sup>2</sup>**

**Surface of the land : 144 m<sup>2</sup>**

**Year of construction : 1982**

**Exposure : Sud est**

**View : Aperçu mer**

**Hot water : Thermodynamique**

**Indoor condition : Bon**

**Outdoor condition : Bon**

**Cover : Tuiles**

**Benefits :**

Véranda, Cheminée insert, Chambre de plain-pied, double glazing, Climatisation réversible, Proche plages, calm

3 bedroom

1 bathroom

1 shower

2 WC

1 cellar

**Energy class (old measure) : D**

**Climate class : A**

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21/05/2024 - Prix T.T.C



**Maison Hyères ref. 874V168M - mandat n°4024**

House located 100 meters from the beach, in Hyères La Capte!

Very rare for sale, the house is composed on the ground floor of a pleasant living room with veranda, a fitted kitchen and a bedroom with bathroom.

Upstairs, two bedrooms and a bathroom with WC. And an exterior of approximately 144 m<sup>2</sup> completely fenced.

You will undoubtedly be seduced by its heavenly environment!!!!

Numerous works have been carried out: air conditioning, insulation, thermodynamic water heater, PVC double-glazed window.

The property is part of a co-ownership of two lots, with a long lease ending at the end of 2056.

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